Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/4 Wynyeh Street, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,200,000 & $1,300,000

Median sale price

Median price $2,111,000 Property Type House Suburb Malvern East

Period - From 03/10/2023 to 02/10/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2a Peace St GLEN IRIS 3146	$1,225,000	18/09/2024
2	1/1 Sutherland St MALVERN EAST 3145	$1,191,000	02/07/2024
3	46 Toolambool Rd CARNEGIE 3163	$1,270,000	25/05/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 03/10/2024 12:10

1/4 Wynyeh Street, Malvern East Vic 3145

Steve Burke
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3 2 2

Rooms: 4
Property Type: House

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
03/10/2023 - 02/10/2024: $2,111,000

Comparable Properties



2a Peace St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,225,000
Method: Sold Before Auction
Date: 18/09/2024
Property Type: House (Res)

Agent Comments



1/1 Sutherland St MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,191,000
Method: Private Sale
Date: 02/07/2024
Property Type: House
Land Size: 314 sqm approx

Agent Comments



46 Toolambool Rd CARNEGIE 3163 (REI/VG)

3 1 2

Price: $1,270,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 305 sqm approx

Agent Comments

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