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	5/10 Lysterville Avenue, Malvern Vic 3144

Indicative selling price

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

Range between $730,000 & $800,000

Median sale price

Median price $670,000 Property Type Unit Suburb Malvern

Period - From 07/05/2024 to 06/05/2025 Source Property Data

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	27/62 Wattletree Rd ARMADALE 3143	$791,000	29/03/2025
2	13/26 Armadale St ARMADALE 3143	$781,000	01/03/2025
3	8/98 Burke Rd MALVERN EAST 3145	$780,000	14/12/2024

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: 07/05/2025 14:06

Thomson:



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$730,000 - $800,000
Median Unit Price
07/05/2024 - 06/05/2025: $670,000

Comparable Properties



27/62 Wattletree Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $791,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Apartment

Agent Comments



13/26 Armadale St ARMADALE 3143 (REI/VG)

2 1 1

Price: $781,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Apartment

Agent Comments



8/98 Burke Rd MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $780,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Unit

Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693

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