# 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<br>Including suburb and postcode | 24-26 Mayfield Avenue, Malvern VIC 3144 |

## Indicative selling price

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

Range between $7,500,000 & $8,000,000

## Median sale price

Median price $2,991,250 Property Type House Suburb Malvern

Period - From 22/11/2024 to 21/05/2025 Source pdol

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

**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.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| | | |
| | | |
| | | |

This Statement of Information was prepared on: 22/05/2025