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	7 Lysterville Avenue, Malvern Vic 3144

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $3,000,000 Property Type House 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	7a Isabella St MALVERN 3144	$2,195,000	01/04/2025
2	46 Mcarthur St MALVERN 3144	$2,388,000	25/02/2025
3	271 Tooronga Rd GLEN IRIS 3146	$2,238,000	22/02/2025

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 09:39

7 Lysterville Avenue, Malvern Vic 3144



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
07/05/2024 - 06/05/2025: $3,000,000

Comparable Properties



7a Isabella St MALVERN 3144 (REI)

3 1 1

Price: $2,195,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 572 sqm approx

Agent Comments



46 Mcarthur St MALVERN 3144 (REI)

3 2 2

Price: $2,388,000
Method: Private Sale
Date: 25/02/2025
Property Type: House

Agent Comments



271 Tooronga Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,238,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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