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	5/11 Mayfield Avenue, Malvern Vic 3144

Indicative selling price

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

Single price $1,849,000

Median sale price

Median price $650,000 Property Type Unit Suburb Malvern

Period - From 01/01/2025 to 31/03/2025 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	1/8 Devorgilla Av TOORAK 3142	$1,840,000	24/05/2025
2	4/777 Malvern Rd TOORAK 3142	$1,800,000	02/04/2025
3	1/5 Fordholm Rd HAWTHORN 3122	$1,925,000	31/03/2025

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: 16/06/2025 12:59

5/11 Mayfield Avenue, Malvern Vic 3144



2 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,849,000
Median Unit Price
March quarter 2025: $650,000

Comparable Properties



1/8 Devorgilla Av TOORAK 3142 (REI)

3 2 2

Price: $1,840,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)

Agent Comments



4/777 Malvern Rd TOORAK 3142 (REI)

3 2 2

Price: $1,800,000
Method: Private Sale
Date: 02/04/2025
Property Type: Apartment

Agent Comments



1/5 Fordholm Rd HAWTHORN 3122 (REI/VG)

3 2 2

Price: $1,925,000
Method: Private Sale
Date: 31/03/2025
Property Type: House

Agent Comments

Account - Marshall White | P: 03 9822 9999

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