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	6/20 Lysterville Avenue, Malvern Vic 3144

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $670,000 Property Type Unit Suburb Malvern

Period - From 01/07/2024 to 30/06/2025 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	5/10 Lysterville Av MALVERN 3144	$735,000	24/05/2025
2	2/3 Payne St CAULFIELD NORTH 3161	$836,000	05/04/2025
3	7/3 Catherine St CAULFIELD NORTH 3161	$823,000	05/04/2025

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: 22/08/2025 10:44

6/20 Lysterville Avenue, Malvern Vic 3144

JellisCraig



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending June 2025: $670,000

Comparable Properties



5/10 Lysterville Av MALVERN 3144 (REI/VG)

2 1 1

Price: $735,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Unit

Agent Comments



2/3 Payne St CAULFIELD NORTH 3161 (REI/VG)

2 1 2

Price: $836,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit

Agent Comments



7/3 Catherine St CAULFIELD NORTH 3161 (REI/VG)

2 1 1

Price: $823,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Unit
Land Size: 85 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata.com.au

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