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	20 Woodmason Street, Malvern Vic 3144

Indicative selling price

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

Range between $2,100,000 & $2,250,000

Median sale price

Median price $2,515,500 Property Type House Suburb Malvern

Period - From 01/04/2025 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	33 Wheatland Rd MALVERN 3144	$2,205,000	31/05/2025
2	65 Jordan St MALVERN 3144	$2,204,000	05/04/2025
3	13 Thanet St MALVERN 3144	$2,190,000	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: 08/07/2025 12:52

Thomson:



3 2 1

Property Type: House (Residential)

Agent Comments

Indicative Selling Price
$2,100,000 - $2,250,000
Median House Price
June quarter 2025: $2,515,500

Comparable Properties



33 Wheatland Rd MALVERN 3144 (REI)

3 2 1

Price: $2,205,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 282 sqm approx

Agent Comments

Similar floor plan and land size. Inferior location and position.



65 Jordan St MALVERN 3144 (REI/VG)

2 1 1

Price: $2,204,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 314 sqm approx

Agent Comments

Inferior accommodation and floor plan. Superior land size.



13 Thanet St MALVERN 3144 (REI/VG)

3 2 -

Price: $2,190,000
Method: Private Sale
Date: 22/02/2025
Property Type: House
Land Size: 267 sqm approx

Agent Comments

Inferior floor plan and condition. Similar accommodation and land size. No car parking available.

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

REIV THE DIFFERENCE

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