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	4a Lysterville Avenue, Malvern Vic 3144

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $2,961,500 Property Type House Suburb Malvern

Period - From 01/10/2024 to 30/09/2025 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	2/16 Anderson St MALVERN EAST 3145	$1,875,000	13/09/2025
2	66A Stanhope St MALVERN 3144	$2,275,000	05/07/2025
3	12a Ferncroft Av MALVERN EAST 3145	$1,720,000	17/06/2025

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: 07/10/2025 13:24

4a Lysterville Avenue, Malvern Vic 3144

JellisCraig



3 2 2

Property Type: House

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending September 2025: $2,961,500

Comparable Properties



2/16 Anderson St MALVERN EAST 3145 (REI)

3 2 2

Price: $1,875,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)

Agent Comments



66A Stanhope St MALVERN 3144 (REI/VG)

3 2 2

Price: $2,275,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)

Agent Comments



12a Ferncroft Av MALVERN EAST 3145 (REI)

3 2 2

Price: $1,720,000
Method: Private Sale
Date: 17/06/2025
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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