

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

5/10 Lysterville Avenue, Malvern Vic 3144

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$670,000

Property Type

Unit

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	27/62 Wattletree Rd ARMADALE 3143	\$791,000	29/03/2025
2	13/26 Armadale St ARMADALE 3143	\$781,000	01/03/2025
3	8/98 Burke Rd MALVERN EAST 3145	\$780,000	14/12/2024

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 14:06



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median Unit Price
07/05/2024 - 06/05/2025: \$670,000

Comparable Properties



27/62 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$791,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Apartment



13/26 Armadale St ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$781,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Apartment



8/98 Burke Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$780,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Unit