

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

3/4 Wynyeh Street, Malvern East Vic 3145

Indicative selling price

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

Range between

\$800,000

&

\$875,000

Median sale price

Median price

\$609,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/04/2024

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	4/61 Ashburn Gr ASHBURTON 3147	\$800,000	17/05/2025
2	4/7 Ferncroft Av MALVERN EAST 3145	\$877,000	18/04/2025
3	1/38 Munster Av CARNEGIE 3163	\$855,000	01/04/2025

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:

26/05/2025 13:11

3/4 Wynyeh Street, Malvern East Vic 3145



Property Type: Villa

Agent Comments

Ed Rafter
03 9810 5000
0432 217 085
EdRafter@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$875,000

Median Unit Price

Year ending March 2025: \$609,000

Comparable Properties



4/61 Ashburn Gr ASHBURTON 3147 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Villa



4/7 Ferncroft Av MALVERN EAST 3145 (REI)

Agent Comments



Price: \$877,000

Method: Private Sale

Date: 18/04/2025

Property Type: Unit



1/38 Munster Av CARNEGIE 3163 (REI)

Agent Comments



Price: \$855,000

Method: Private Sale

Date: 01/04/2025

Property Type: Unit

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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