Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,270,000

Property offered for sale

Address	7 Wynyeh Street, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$2,004,000	Pro	perty Type	House		Suburb	Malvern East
Period - From	01/04/2024	to	31/03/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

6/70-74 Finch St MALVERN EAST 3145

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.

Ad	dress of comparable property	Price	Date of sale
1	1/7 Belmont Av GLEN IRIS 3146	\$1,150,000	22/04/2025
2	1/28 Duke St ASHBURTON 3147	\$1,100,000	03/04/2025

OR

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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:	07/07/2025 10:41



29/03/2025







Property Type: House **Agent Comments**

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** Year ending March 2025: \$2,004.000

Comparable Properties



1/7 Belmont Av GLEN IRIS 3146 (REI/VG)

Price: \$1,150,000

Method: Sold Before Auction

Date: 22/04/2025 **Property Type:** Unit **Agent Comments**



1/28 Duke St ASHBURTON 3147 (REI/VG)

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Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 03/04/2025 Property Type: Unit

Land Size: 285 sqm approx

6/70-74 Finch St MALVERN EAST 3145 (REI)





Price: \$1,270,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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