

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

7 Wynyeh Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$2,004,000

Property 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)

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	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
3	6/70-74 Finch St MALVERN EAST 3145	\$1,270,000	29/03/2025

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:

07/07/2025 10:41



2 1 2

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)

Agent Comments

2 2 2

Price: \$1,150,000
Method: Sold Before Auction
Date: 22/04/2025
Property Type: Unit



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

Agent Comments

2 1 1

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)

Agent Comments

3 1 1

Price: \$1,270,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Account - Jellis Craig | P: 03 9864 5000