

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 4/16 Finlayson Street, Malvern Vic 3144

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Malvern

Period - From 25/02/2025 to 24/02/2026 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	3/37 Northcote Av CAULFIELD NORTH 3161	\$860,000	18/02/2026
2	5/20 Lysterville Av MALVERN 3144	\$865,000	27/10/2025
3	1/12 Osborne Av GLEN IRIS 3146	\$800,000	15/10/2025

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: 25/02/2026 12:37



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

25/02/2025 - 24/02/2026: \$670,000

Comparable Properties



3/37 Northcote Av CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$860,000

Method: Sold Before Auction

Date: 18/02/2026

Property Type: Unit



5/20 Lysterville Av MALVERN 3144 (VG)

Agent Comments



Price: \$865,000

Method: Sale

Date: 27/10/2025

Property Type: Flat/Unit/Apartment (Res)



1/12 Osborne Av GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 15/10/2025

Property Type: Apartment

Account - Marshall White | P: 03 9822 9999