

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 Lara Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,800,000

&

\$1,950,000

Median sale price

Median price \$2,420,000

Property Type House

Suburb Malvern

Period - From 01/10/2025

to 31/12/2025

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	60 Cawkwell St MALVERN 3144	\$1,865,000	28/11/2025
2	4a Lysterville Av MALVERN 3144	\$1,950,000	16/10/2025
3			

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:

03/02/2026 14:54



3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 408 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
December quarter 2025: \$2,420,000

Comparable Properties



60 Cawkwell St MALVERN 3144 (REI/VG)

Agent Comments

3 2 2

Price: \$1,865,000
Method: Private Sale
Date: 28/11/2025
Property Type: House



4a Lysterville Av MALVERN 3144 (REI/VG)

Agent Comments

3 2 2

Price: \$1,950,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: House (Res)
Land Size: 406 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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