

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 8/414 Glenferrie Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$990,000 Property Type Unit Suburb Kooyong

Period - From 10/02/2025 to 09/02/2026 Source Property Data

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

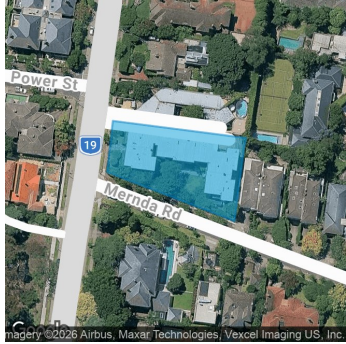
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	3/6 Park St MALVERN 3144	\$1,050,000	11/12/2025
2	7/48 Lansell Rd TOORAK 3142	\$1,071,000	15/11/2025
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: 10/02/2026 13:38



3 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

10/02/2025 - 09/02/2026: \$990,000

Comparable Properties



3/6 Park St MALVERN 3144 (REI)

Agent Comments

3 1 1

Price: \$1,050,000

Method: Sold Before Auction

Date: 11/12/2025

Property Type: Apartment



7/48 Lansell Rd TOORAK 3142 (REI/VG)

Agent Comments

3 2 1

Price: \$1,071,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Apartment

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 - RT Edgar | P: 03 9826 1000



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