

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

1/444 Glenferrie Road, Kooyong Vic 3144

Indicative selling price

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

Single price \$875,000

Median sale price

Median price \$990,000

Property Type Unit

Suburb Kooyong

Period - From 19/02/2025

to 18/02/2026

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	192a Riversdale Rd HAWTHORN 3122	\$885,000	16/12/2025
2	9/12 Woorigoleen Rd TOORAK 3142	\$845,000	05/12/2025
3	14/1059 Malvern Rd TOORAK 3142	\$810,000	25/11/2025

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:

19/02/2026 11:46



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$875,000

Median Unit Price

19/02/2025 - 18/02/2026: \$990,000

Comparable Properties



192a Riversdale Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 2

Price: \$885,000

Method: Private Sale

Date: 16/12/2025

Property Type: Apartment

Land Size: 6293 sqm approx



9/12 Woorigoleen Rd TOORAK 3142 (REI/VG)

Agent Comments

2 1 1

Price: \$845,000

Method: Private Sale

Date: 05/12/2025

Property Type: Apartment



14/1059 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments

2 2 1

Price: \$810,000

Method: Private Sale

Date: 25/11/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000