

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

22-24 Avenel Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$3,600,000

&

\$3,960,000

Median sale price

Median price \$4,535,000

Property Type House

Suburb Kooyong

Period - From 27/08/2025

to

26/08/2026

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	15 Turnbull Av TOORAK 3142	\$3,658,000	27/06/2026
2	8 Henrietta St HAWTHORN 3122	\$3,625,000	28/03/2026
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:

27/08/2026 10:23



4
 2
 2

Property Type: HOUSE
Land Size: 759 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,600,000 - \$3,960,000
Median House Price
 27/08/2025 - 26/08/2026: \$4,535,000

Comparable Properties



15 Turnbull Av TOORAK 3142 (REI)

Agent Comments

4
 3
 2

Price: \$3,658,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 675 sqm approx



8 Henrietta St HAWTHORN 3122 (REI/VG)

Agent Comments

4
 2
 3

Price: \$3,625,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 686 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 - RT Edgar | P: 03 9826 1000