

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

5a & 5b Moralla Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$4,400,000

&

\$4,800,000

Median sale price

Median price \$4,623,500

Property Type House

Suburb Kooyong

Period - From 06/05/2025

to

05/05/2026

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	8 Warra St TOORAK 3142	\$4,600,000	23/03/2026
2			
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:

06/05/2026 17:48



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Property Type: House
Agent Comments

Indicative Selling Price
\$4,400,000 - \$4,800,000
Median House Price
06/05/2025 - 05/05/2026: \$4,623,500

Comparable Properties



8 Warra St TOORAK 3142 (REI)

Agent Comments

 5  3  2

Price: \$4,600,000
Method: Private Sale
Date: 23/03/2026
Property Type: House (Res)
Land Size: 813 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.