

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

5B Moralla Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$4,623,500

Property Type House

Suburb Kooyong

Period - From 14/04/2025

to

13/04/2026

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	43 Jordan St MALVERN 3144	\$2,165,000	31/03/2026
2	28 Grace St MALVERN 3144	\$2,255,000	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:

14/04/2026 15:47



4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
14/04/2025 - 13/04/2026: \$4,623,500

Comparable Properties



43 Jordan St MALVERN 3144 (REI)

Agent Comments

2 2 1

Price: \$2,165,000
Method: Auction Sale
Date: 31/03/2026
Property Type: House (Res)
Land Size: 322 sqm approx



28 Grace St MALVERN 3144 (REI)

Agent Comments

3 2 -

Price: \$2,255,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 282 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.