

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

8/455 Glenferrie Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$2,250,000

&

\$2,475,000

Median sale price

Median price \$917,500

Property Type Unit

Suburb Kooyong

Period - From 28/04/2025

to

27/04/2026

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	4/2-4 Lansell Ct TOORAK 3142	\$2,280,000	04/12/2025
2	1/669 Toorak Rd TOORAK 3142	\$2,375,000	22/11/2025
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:

28/04/2026 15:44



2 3 2

Rooms: 7
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$2,250,000 - \$2,475,000
Median Unit Price
28/04/2025 - 27/04/2026: \$917,500

Comparable Properties



4/2-4 Lansell Ct TOORAK 3142 (REI)

Agent Comments

2 2 2

Price: \$2,280,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment



1/669 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

3 2 3

Price: \$2,375,000
Method: Private Sale
Date: 22/11/2025
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 - Marshall White | P: 03 9822 9999



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