

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

9-11 Kyeamba Grove, Toorak Vic 3142

Indicative selling price

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

Range between \$5,000,000

&

\$5,500,000

Median sale price

Median price \$4,089,000

Property Type House

Suburb Toorak

Period - From 01/04/2026

to

30/06/2026

Source REIV

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 Woorigoleen Rd TOORAK 3142	\$5,698,500	07/04/2026
2	451 Glenferrie Rd KOORYONG 3144	\$5,100,000	01/04/2026
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:

03/09/2026 12:30



 6  4  3

Property Type:
Divorce/Estate/Family Transfers
Land Size: 685 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$5,000,000 - \$5,500,000
Median House Price
June quarter 2026: \$4,089,000

Comparable Properties



8 Woorigoleen Rd TOORAK 3142 (REI/VG)

[Agent Comments](#)

 3  3  2

Price: \$5,698,500
Method: Private Sale
Date: 07/04/2026
Property Type: House
Land Size: 535 sqm approx



451 Glenferrie Rd KOORYONG 3144 (REI)

[Agent Comments](#)

 5  3  4

Price: \$5,100,000
Method: Private Sale
Date: 01/04/2026
Property Type: House (Res)
Land Size: 743 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.