

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

16 MONARO ROAD, KOOYONG, VIC 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price:

\$4,350,000

### Median sale price

Median price

\$5,030,000

Property type

House

Suburb

KOOYONG

Period

01 July 2024 to 31 December 2024

Source

  
pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

6 GLENVIEW AVE, MALVERN, VIC 3144	\$4,305,000	29/10/2024
67 ILLAWARRA RD, HAWTHORN, VIC 3122	\$4,152,000	14/09/2024
28 ELIZABETH ST, MALVERN, VIC 3144	\$4,340,000	21/09/2024

This Statement of Information was prepared on:

12/03/2025