

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

29 Avenel Road, Kooyong Vic 3144

Indicative selling price

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

Range between \$4,400,000

&

\$4,700,000

Median sale price

Median price \$735,000

Property Type Unit

Suburb Kooyong

Period - From 07/11/2024

to

06/11/2025

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	27 Constance St HAWTHORN EAST 3123	\$4,400,000	25/10/2025
2	170 Burke Rd GLEN IRIS 3146	\$4,700,000	23/09/2025
3	8a Central Park Rd MALVERN EAST 3145	\$4,520,000	13/09/2025

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:

07/11/2025 14:57



4 3 3

Property Type:

Land Size: 573 sqm approx

Agent Comments

Comparable Properties



27 Constance St HAWTHORN EAST 3123 (REI)

Agent Comments

5 2 3

Price: \$4,400,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)



170 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments

5 2 4

Price: \$4,700,000

Method: Private Sale

Date: 23/09/2025

Property Type: House

Land Size: 1222 sqm approx



8a Central Park Rd MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$4,520,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 606 sqm approx