Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9 Avenel Road, Kooyong Vic 3144
9 /

Indicative selling price

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

Median sale price

Median price	\$735,000	Pro	perty Type	Jnit		Suburb	Kooyong
Period - From	07/11/2024	to	06/11/2025	So	ource	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

Add	dress 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 comparableproperties 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





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> **Median Unit Price** 07/11/2024 - 06/11/2025: \$735,000

Indicative Selling Price \$4,400,000 - \$4,700,000

Property Type: Land Size: 573 sqm approx **Agent Comments**



Comparable Properties

27 Constance St HAWTHORN EAST 3123 (REI)

Price: \$4,400,000 Method: Auction Sale Date: 25/10/2025

Property Type: House (Res)

Agent Comments



170 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments

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)

Price: \$4,520,000 Method: Auction Sale Date: 13/09/2025

Property Type: House (Res) Land Size: 606 sqm approx **Agent Comments**

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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