

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

372 Glenferrie Road, Malvern Vic 3144

Indicative selling price

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

Range between \$8,500,000 & \$9,350,000

Median sale price

Median price \$2,982,500 Property Type House Suburb Malvern

Period - From 01/01/2026 to 31/03/2026 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	29 Stonnington PI TOORAK 3142	\$8,300,000	28/11/2025
2	30 Monaro Rd KOOYONG 3144	\$9,910,000	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:

24/04/2026 15:57



 5  4  4

Property Type: House
Land Size: 1398 sqm approx
Agent Comments

Indicative Selling Price
\$8,500,000 - \$9,350,000
Median House Price
March quarter 2026: \$2,982,500

Comparable Properties



29 Stonnington PI TOORAK 3142 (REI/VG)

Agent Comments

 5  3  2

Price: \$8,300,000
Method: Private Sale
Date: 28/11/2025
Property Type: House
Land Size: 996 sqm approx



30 Monaro Rd KOOYONG 3144 (REI/VG)

Agent Comments

 5  4  2

Price: \$9,910,000
Method: Sold Before Auction
Date: 22/11/2025
Property Type: House (Res)
Land Size: 1412 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.