



Gross Waddell ICR

461 Glenferrie Road
(Cnr Monomeath Ave)
Kooyong



For Sale

Expressions of Interest closing Wednesday
12th August 2026 at 2:00pm

Information Memorandum

Premium Location at the Top of Kooyong Village

For Sale by Expressions of Interest closing
Wednesday 12th August 2026 at 2:00pm (AEST).

Gross Waddell ICR is delighted to offer this rare opportunity, located at the southern gateway to the tightly held Kooyong Village shopping strip, surrounded by excellent amenities including Kooyong Lawn Tennis Club, private schools and some of Melbourne's finest residential real estate.



**Gross
Waddell
ICR**



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Every angle covered.

Key Highlights

Offered for the first time in over 80 years, the property presents tremendous scope to enhance and modernise, featuring the following:



Building Area of 200sqm* plus rear courtyard and 4 on-site car parks



Corner landholding of 261sqm* featuring 3 street frontages



Flexible Commercial 1 zoning - allowing a number of end uses including office, retail, medical and residential (STCA)



Absolute "Blue Chip" location close to Kooyong Train Station, tram networks and shops



Will suit owner occupiers and investors



No GST payable (vendor entity not registered)



Executive Summary

DESCRIPTION	A character-rich Federation/Edwardian building (which according to council records was built between 1902–1918), offering a building area of some 200sqm over two levels, plus rear courtyard and four on-site car spaces, occupying a landholding of circa 261sqm
TITLE DETAILS	Lot 1 on Plan of Subdivision 841635 within Certificate of Title Volume 9505 Folio 091
FRONTAGE	Combined frontage of 49 m* 7.77 m* to Glenferrie Road & rear laneway 33.53 m* to Monomeath Avenue
LOCATION	Prominently positioned on the corner of Glenferrie Road and Monomeath Avenue, within the prestigious suburb of Kooyong, offering a refined lifestyle surrounded by boutique shopping, cafés, dining, parks, private schools and excellent transport options
ZONING	Commercial 1 (C1Z)



Location & Suburb Demographics

Positioned on the prominent corner of Glenferrie Road and Monomeath Avenue, 461 Glenferrie Road occupies a landmark position within the boutique Kooyong Village retail precinct. Located at the southern gateway to one of Melbourne’s most exclusive inner-eastern suburbs, the property benefits from strong exposure, established local trading conditions and a prestigious surrounding demographic.

Kooyong is renowned for its affluent residential catchment, characterised by substantial period homes, leafy streetscapes and proximity to some of Melbourne’s leading private schools, including St Kevin’s College, Lauriston Girls’ School, Scotch College and St Catherine’s School. The suburb attracts a highly educated and professional population, with strong household incomes and a consistent demand for premium retail, lifestyle and service offerings.

The property benefits from immediate access to a range of established amenities, including shops, cafés, Kooyong Lawn Tennis Club and numerous parklands, as well as convenient connectivity via Kooyong railway station and tram routes along Glenferrie and Toorak Roads plus easy access to the Monash Freeway, connecting the property Melbourne’s major road networks.

The Property

Comprising a classic Federation/Edwardian era improvement, 461 Glenferrie Road, Kooyong offers an exciting opportunity to secure a character-rich freehold with significant future upside potential.

Currently occupied by Kooyong Physiotherapy Centre for over 20 years (lease expires October 2026 with no options) the property provides owner-occupiers and investors a fantastic opportunity to repurpose and/or modernise this landmark holding.

Beyond the 200 sqm* building, across two light-filled levels, the property features reception and waiting area, multiple offices and consulting/medical rooms, and excellent staff amenities. A standout feature is the rear car park, providing four on-site car spaces with convenient access via Monomeath Avenue, together with a private rear courtyard garden that offers an additional outdoor space area for staff.

Boasting a prominent position, an attractive façade, and exceptional value-add potential, this versatile property presents a compelling opportunity for a wide range of future uses, including commercial, retail, medical, residential and more (SCTA).

BUILDING AREA	Circa 200sqm* over 2 levels + rear courtyard and car park for 4 cars
LAND AREA	261 sqm* with the following street frontages: 7.77 m* to Glenferrie Road & rear laneway 33.53 m* to Monomeath Avenue
TITLE DETAILS	Lot 1 on Plan of Subdivision 841635 within Certificate of Title Volume 9505 Folio 091

Zoning

461 Glenferrie Road, Kooyong falls within a Commercial 1 (C1Z) zoning under the Stonnington Planning Scheme. The purpose of this zone is to:

- Create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- Provide for residential uses at densities complementary to the role and scale of the commercial centre.



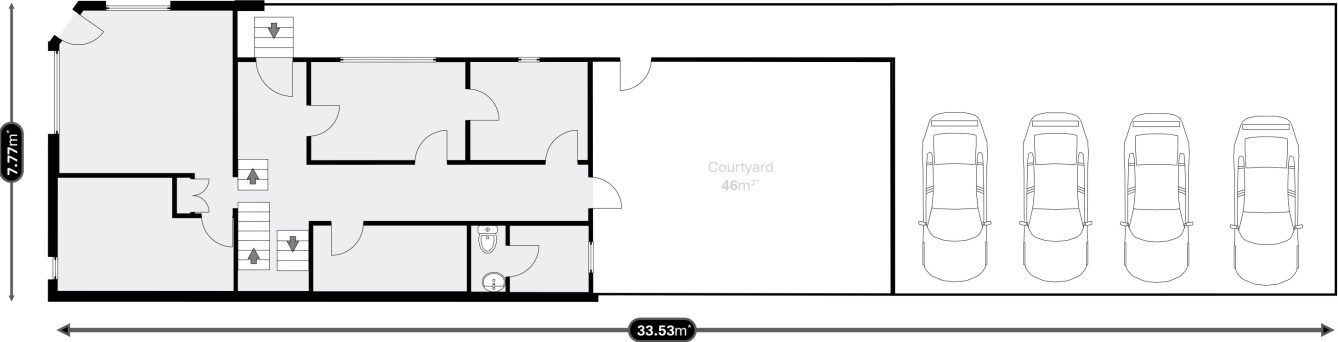
Floor plan

461 Glenferrie Road, Kooyong

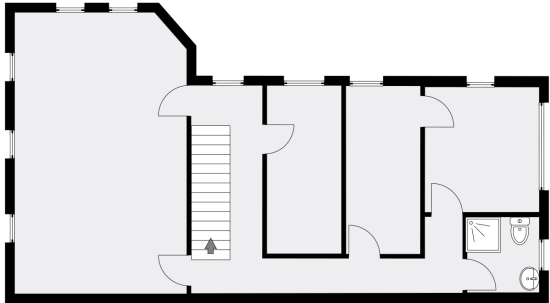
Building Area 200m²*



▼ Ground Floor



▼ First Floor



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.



Sale Process

Method of Sale

For Sale by Expressions of Interest closing Wednesday 12th August 2026 at 2pm (AEST).

Offered with Vacant Possession.

Sale Terms

10% Deposit and 60/90 days settlement.

Expressions of Interest Form and Contract of Sale are available on request.



EXCLUSIVE SELLING AGENTS



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Gross Waddell ICR

Every angle covered.



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OF THE YEAR

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