

# 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

G05/20 Main Drive, Kew Vic 3101

### Indicative selling price

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

Range between

\$1,700,000

&

\$1,850,000

### Median sale price

Median price

\$701,550

Property Type

Unit

Suburb

Kew

Period - From

28/07/2024

to

27/07/2025

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	4/33 Stawell St KEW 3101	\$1,800,000	29/03/2025
2	3/4 Farm Rd ALPHINGTON 3078	\$1,650,000	19/03/2025
3	101/65 Pakington St KEW 3101	\$1,790,000	19/02/2025

**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:

28/07/2025 14:16



Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$1,700,000 - \$1,850,000  
Median Unit Price  
28/07/2024 - 27/07/2025: \$701,550

## Comparable Properties



4/33 Stawell St KEW 3101 (REI)

Agent Comments



Price: \$1,800,000  
Method: Auction Sale  
Date: 29/03/2025  
Property Type: Apartment



3/4 Farm Rd ALPHINGTON 3078 (VG)

Agent Comments



Price: \$1,650,000  
Method: Sale  
Date: 19/03/2025  
Property Type: Strata Unit/Townhouse - Conjoined

101/65 Pakington St KEW 3101 (VG)

Agent Comments



Price: \$1,790,000  
Method: Sale  
Date: 19/02/2025  
Property Type: Strata Unit/Flat