

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

4/4 Hyton Crescent, Kew Vic 3101

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,220,000

Property Type Townhouse

Suburb Kew

Period - From 10/06/2024

to

09/06/2025

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	1/2a Mollison St ABBOTSFORD 3067	\$1,400,000	12/04/2025
2	3/17 Pakington St KEW 3101	\$1,500,000	28/03/2025
3	2/28 Abinger St RICHMOND 3121	\$1,560,000	26/03/2025

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:

10/06/2025 10:05

4/4 Hyton Crescent, Kew Vic 3101



Andrew Shen
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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median Townhouse Price

10/06/2024 - 09/06/2025: \$1,220,000



3 2 2

Property Type:

Agent Comments

Comparable Properties



1/2a Mollison St ABBOTSFORD 3067 (REI)

Agent Comments

3 2 1

Price: \$1,400,000

Method: Private Sale

Date: 12/04/2025

Property Type: Apartment



3/17 Pakington St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Sold Before Auction

Date: 28/03/2025

Property Type: Townhouse (Res)



2/28 Abinger St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,560,000

Method: Sold Before Auction

Date: 26/03/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: (03) 9908 5700



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