Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$572,000

Property	offered	for sale
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Address	5/9 Gladstone Street, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000
Trainge between	Ψ000,000	α	Ψ000,000

Median sale price

Median price	\$715,000	Pro	perty Type	Unit]	Suburb	Kew
Period - From	01/01/2025	to	31/03/2025	So	ource	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	13/36 Disraeli St KEW 3101	\$569,000	10/05/2025
	2	13/36-40 Disraeli St KEW 3101	\$569,000	09/05/2025

OR

3

12/48 Princess St KEW 3101

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:	23/05/2025 09:51



25/04/2025

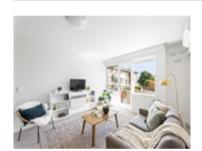






Indicative Selling Price \$550,000 - \$600,000 **Median Unit Price** March quarter 2025: \$715,000

Comparable Properties



13/36 Disraeli St KEW 3101 (REI)

Price: \$569,000

Method: Sold Before Auction

Date: 10/05/2025

Property Type: Apartment

Agent Comments

13/36-40 Disraeli St KEW 3101 (REI)

2







Agent Comments

Price: \$569,000

Method: Sold Before Auction

Date: 09/05/2025

Property Type: Apartment

12/48 Princess St KEW 3101 (REI)

Price: \$572,000 Method: Private Sale Date: 25/04/2025

Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



