

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

3/16 Argyle Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

Median sale price

Median price \$1,220,000

Property Type Townhouse

Suburb Kew

Period - From 01/08/2024

to

31/07/2025

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	1/120 Walpole St KEW 3101	\$1,400,000	14/07/2025
2	3/8 Duke St KEW 3101	\$1,371,000	21/06/2025
3	1/49 Strathalbyn St KEW EAST 3102	\$1,290,000	12/04/2025

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:

01/08/2025 11:44



3 2 2

Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median Townhouse Price
01/08/2024 - 31/07/2025: \$1,220,000

Comparable Properties



1/120 Walpole St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 14/07/2025
Property Type: Apartment



3/8 Duke St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,371,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)



1/49 Strathalbyn St KEW EAST 3102 (REI/VG)

Agent Comments

3 1 1

Price: \$1,290,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)