

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 Hartington Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,222,500

Property Type Townhouse

Suburb Kew

Period - From 22/07/2024

to

21/07/2025

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	1/23 Walpole St KEW 3101	\$1,170,000	23/05/2025
2	4/83-85 Earl St KEW 3101	\$1,095,000	20/05/2025
3	3/21 Minogue St KEW EAST 3102	\$1,220,000	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:

22/07/2025 16:57



3 1 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
22/07/2024 - 21/07/2025: \$1,222,500

Comparable Properties



1/23 Walpole St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,170,000
Method: Sold Before Auction
Date: 23/05/2025
Property Type: Townhouse (Single)



4/83-85 Earl St KEW 3101 (REI)

Agent Comments

3 2 1

Price: \$1,095,000
Method: Private Sale
Date: 20/05/2025
Property Type: Townhouse (Single)



3/21 Minogue St KEW EAST 3102 (REI/VG)

Agent Comments

3 2 2

Price: \$1,220,000
Method: Private Sale
Date: 12/04/2025
Property Type: Townhouse (Single)