

# 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

1/181 Barkers Road, 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 \$1,500,000

&

\$1,600,000

### Median sale price

Median price \$2,690,000

Property Type House

Suburb Kew

Period - From 01/01/2025

to

31/03/2025

Source 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	3/50 Hartington St KEW 3101	\$1,600,000	14/04/2025
2	3/17 Cecil St KEW 3101	\$1,570,000	22/02/2025
3	2/393 Barkers Rd KEW 3101	\$1,463,000	22/02/2025

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:

21/05/2025 10:49



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,500,000 - \$1,600,000  
**Median House Price**  
March quarter 2025: \$2,690,000

## Comparable Properties



**3/50 Hartington St KEW 3101 (REI)**

Agent Comments



**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 14/04/2025  
**Property Type:** House



**3/17 Cecil St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 956 sqm approx



**2/393 Barkers Rd KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$1,463,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** Unit

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