

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

3/167 BROUGHAM STREET KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Kew

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

12/27-29 BROUGHAM STREET KEW VIC 3101	\$572,500	05-Jul-25
5/18 GLADSTONE STREET KEW VIC 3101	\$632,000	29-Jan-25
5/72 COBDEN STREET KEW VIC 3101	\$635,000	24-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 04 August 2025

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12/27-29 BROUGHAM STREET KEW VIC 3101 Sold Price ^{RS} **\$572,500** Sold Date **05-Jul-25**

2 1 1

Distance **0.86km**



5/18 GLADSTONE STREET KEW VIC 3101 Sold Price **\$632,000** Sold Date **29-Jan-25**

2 1 1

Distance **0.98km**



5/72 COBDEN STREET KEW VIC 3101 Sold Price **\$635,000** Sold Date **24-Apr-25**

2 1 1

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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