

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

62 Hartwood Street, Kew East VIC 3102

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$2,092,500

Property Type

House

Suburb

Kew East

Period - From

21/01/2025

to

20/07/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
66 Grandview Tce, Kew Vic	\$1,300,000	15/07/2025
72 Malmsbury St, Kew Vic	\$1,400,000	28/06/2025
1/8 Station St, Kew East Vic	\$1,396,000	06/06/2025

This Statement of Information was prepared on:

21/07/2025

62 Hartwood Street, Kew East VIC 3102



3 2 2

Property Type: House

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending July 2025: \$2,092,500

Comparable Properties



66 Grandview Tce, Kew Vic

4 2 2

Price: \$1,300,000

Method: Private Sale

Date: 15/07/2025

Property Type: House

Land Size:



72 Malmsbury St, Kew Vic

2 1 1

Price: \$1,400,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House

Land Size: 154 sqm approx



1/8 Station St, Kew East Vic

3 2 2

Price: \$1,396,000

Method: Private Sale

Date: 06/06/2025

Property Type: House

Land Size: 300 sqm approx

Account - Marshall White - Hawthorn | P: 98229999