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 | cons | sumer.vic.go | ov.au/ | underque | oting | | |
|-----------------|-------------------|------|--------------|--------|-------------|-------|--------|----------|
| Range betweer | \$1,300,000 | | & | | \$1,400,000 | | | |
| Median sale pr | ice | | | | | | | |
| Median price | \$2,092,500 | Pro | operty Type | Hou | se |] | Suburb | Kew East |
| Period - From | 21/01/2025 | to | 20/07/2025 | | So | ource | 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





Property Type: House Davide Lettieri 0388624982 0414 018 707 davide.lettieri@marshallwhite.com.au 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



Price: \$1,300,000 Method: Private Sale Date: 15/07/2025 Property Type: House Land Size:



72 Malmsbury St, Kew Vic



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

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



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