

# 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 Frater Street, Kew East VIC 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$2,500,000

&

\$2,750,000

### Median sale price

Median price

\$2,092,500

Property Type

House

Suburb

Kew East

Period - From

08/01/2025

to

07/07/2025

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
2 Barnard Gr, Kew Vic	\$2,690,000	17/02/2025
20 Ramsay Av, Kew East Vic	\$2,805,000	10/05/2025
88 Belford Rd, Kew East Vic	\$2,750,000	22/03/2025

This Statement of Information was prepared on:

08/07/2025