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

9/761 High Street, Kew East Vic 3102

Indicative selling price

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

Range between | $650,000 | & | $690,000

Median sale price

| Median price | $935,000 | Property Type | Unit | Suburb | Kew East |
| Period - From | 01/04/2025 | to | 30/06/2025 | 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	2/14 Westbrook St KEW EAST 3102	$620,000	01/04/2025
2	3/3 Birtles St BALWYN 3103	$670,000	13/02/2025
3	1/18 Gladstone St KEW 3101	$715,000	27/02/2025

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: 19/07/2025 15:38

9/761 High Street, Kew East Vic 3102

[bed] 2 [bath] 1 [car] 1

Property Type: Apartment

Agent Comments

Nick Roper
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Indicative Selling Price
$650,000 - $690,000
Median Unit Price
June quarter 2025: $935,000

Comparable Properties

2/14 Westbrook St KEW EAST 3102 (REI/VG)

[bed] 2 [bath] 1 [car] 1

Price: $620,000
Method: Sold Before Auction
Date: 01/04/2025
Property Type: Apartment

Agent Comments

3/3 Birtles St BALWYN 3103 (REI/VG)

[bed] 2 [bath] 1 [car] 1

Price: $670,000
Method: Sold Before Auction
Date: 13/02/2025
Property Type: Apartment

Agent Comments

1/18 Gladstone St KEW 3101 (REI/VG)

[bed] 2 [bath] 1 [car] 1

Price: $715,000
Method: Private Sale
Date: 27/02/2025
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511