

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

5/107 Walpole Street, Kew Vic 3101

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$856,100

Property Type Unit

Suburb Kew

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	1/105 Walpole St KEW 3101	\$674,000	17/05/2025
2	5/72 Cobden St KEW 3101	\$635,000	30/04/2025
3	1/79 Walpole St KEW 3101	\$640,000	16/04/2025

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:

31/07/2025 15:09



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

June quarter 2025: \$856,100

Comparable Properties



1/105 Walpole St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$674,000

Method: Sold Before Auction

Date: 17/05/2025

Property Type: Apartment



5/72 Cobden St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$635,000

Method: Private Sale

Date: 30/04/2025

Property Type: Unit



1/79 Walpole St KEW 3101 (REI)

Agent Comments

2 1 2

Price: \$640,000

Method: Private Sale

Date: 16/04/2025

Property Type: Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408