Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	e
----------	---------	--------	---

Address Including suburb and postcode	

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	\$700,050	Pro	perty Type	Jnit		Suburb	Kew
Period - From	16/07/2024	to	15/07/2025	Sc	urce	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	9/380 High St KEW 3101	\$652,000	05/07/2025
2	14/56 Princess St KEW 3101	\$685,000	29/05/2025
3	1/105 Walpole St KEW 3101	\$674,000	17/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/07/2025 12:54



Nelson Alexander





Property Type: Strata Unit/Flat **Agent Comments**

Indicative Selling Price \$650,000 - \$690,000 **Median Unit Price** 16/07/2024 - 15/07/2025: \$700,050

Comparable Properties



9/380 High St KEW 3101 (REI)

Price: \$652,000 Method: Auction Sale Date: 05/07/2025

Property Type: Apartment

Agent Comments



14/56 Princess St KEW 3101 (REI/VG)

2

Price: \$685,000 Method: Private Sale Date: 29/05/2025





Agent Comments

Property Type: Apartment



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



Price: \$674,000

Method: Sold Before Auction

Date: 17/05/2025

Property Type: Apartment

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.