

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

15/380 High Street, Kew Vic 3101

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

Property Type Unit

Suburb Kew

Period - From 16/07/2024

to

15/07/2025

Source

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 | 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 comparable properties 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



2 1 1

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)

Agent Comments

2 1 1

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



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

Agent Comments

2 1 1

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



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