

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

202/41 Walpole Street, Kew VIC 3101

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Kew

Period - From

05/02/2025

to

04/08/2025

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
212/6 Acacia Pl, Abbotsford Vic	\$1,000,000	08/04/2025
1/147 Willsmere Rd, Kew Vic	\$995,000	29/03/2025
5/43 Cecil St, Kew Vic	\$1,015,000	20/06/2025

This Statement of Information was prepared on:

05/08/2025

202/41 Walpole Street, Kew VIC 3101



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Property Type: Unit
Davide Lettieri
0388624982
0414 018 707
davide.letteri@marshallwhite.com.au
Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending August 2025: \$800,000

Comparable Properties



212/6 Acacia Pl, Abbotsford Vic

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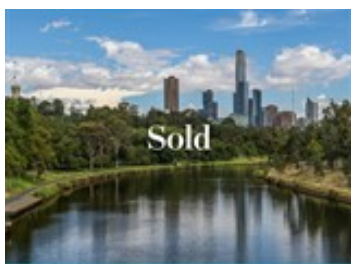
Price: \$1,000,000
Method: Private Sale
Date: 08/04/2025
Property Type: Unit
Land Size:



1/147 Willsmere Rd, Kew Vic

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Price: \$995,000
Method: Private Sale
Date: 29/03/2025
Property Type: Unit
Land Size:



5/43 Cecil St, Kew Vic

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Price: \$1,015,000
Method: Private Sale
Date: 20/06/2025
Property Type: Unit
Land Size:

Account - Marshall White - Hawthorn | P: 98229999