

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

4/50 Belford Road, Kew East Vic 3102

Indicative selling price

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

Range between \$850,000

&

\$920,000

Median sale price

Median price \$855,000

Property Type Unit

Suburb Kew East

Period - From 24/07/2024

to

23/07/2025

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	9/83 Earl St KEW 3101	\$949,000	05/04/2025
2	6/194 Cotham Rd KEW 3101	\$895,000	13/03/2025
3	4/52 Pakington St KEW 3101	\$900,000	01/03/2025

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:

24/07/2025 11:39

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3 2 1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median Unit Price
24/07/2024 - 23/07/2025: \$855,000

Comparable Properties



9/83 Earl St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$949,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)



6/194 Cotham Rd KEW 3101 (REI/VG)

Agent Comments

2 2 2

Price: \$895,000
Method: Private Sale
Date: 13/03/2025
Property Type: Unit



4/52 Pakington St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$900,000
Method: Private Sale
Date: 01/03/2025
Property Type: Unit

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