

## 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

2/177 BROUGHAM STREET KEW VIC 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$902,500

Property type

Unit

Suburb

Kew

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

2/24 Highbury Grove Kew VIC 3101	\$735,000	30-Nov-24
2/16 Woodlands Avenue Kew East VIC 3102	\$751,000	21-Nov-24
1/64 Normanby Road Kew VIC 3101	\$747,500	01-Dec-24

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 6 months.

This Statement of Information was prepared on: 24 April 2025



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**2/24 Highbury Grove Kew VIC 3101**

Sold Price

**\$735,000**

Sold Date **30-Nov-24**

2 1 1

Distance **1.05km**



**2/16 Woodlands Avenue Kew East VIC 3102**

Sold Price

**\$751,000**

Sold Date **21-Nov-24**

2 1 1

Distance **2.27km**



**1/64 Normanby Road Kew VIC 3101**

Sold Price

**\$747,500**

Sold Date **01-Dec-24**

2 1 1

Distance **2.21km**

RS = Recent sale

UN = Undisclosed Sale

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