

# 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

1/44 High Street South, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$849,500 Property Type Unit Suburb Kew

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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	29 Jubilee PI RICHMOND 3121	\$1,040,000	11/10/2025
2	3/31 Walpole St KEW 3101	\$1,066,000	15/11/2025
3	3/31 Riversdale Rd HAWTHORN 3122	\$1,090,000	20/11/2025

**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:

28/01/2026 10:34



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties



**29 Jubilee PI RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,040,000

**Method:** Auction Sale

**Date:** 11/10/2025

**Property Type:** Townhouse (Res)



**3/31 Walpole St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$1,066,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** Townhouse (Res)



**3/31 Riversdale Rd HAWTHORN 3122 (REI/VG)**

Agent Comments



**Price:** \$1,090,000

**Method:** Sold Before Auction

**Date:** 20/11/2025

**Property Type:** Townhouse (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525