

## 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

104/191 BARKERS ROAD 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

\$390,000

&

\$425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Kew

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 4/39 WALPOLE STREET KEW VIC 3101 | \$425,000 | 19-Jun-25 |
| WALPOLE STREET KEW VIC 3101      | \$425,000 | 19-Jun-25 |
|                                  |           |           |

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: 25 August 2025



**4/39 WALPOLE STREET KEW VIC 3101**

Sold Price

**\$425,000**

Sold Date

**19-Jun-25**

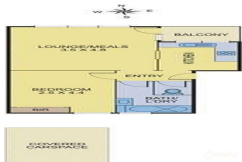
1

1

1

Distance

**1.2km**



**WALPOLE STREET KEW VIC 3101**

Sold Price

Sold Date

**19-Jun-25**

1

1

1

Distance

**1.2km**

RS = Recent sale

UN = Undisclosed Sale

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