

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

46 Belford Road, Kew Vic 3101

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,775,000

Property Type House

Suburb Kew

Period - From 01/04/2025

to 30/06/2025

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	47 Belford Rd KEW EAST 3102	\$2,220,000	12/07/2025
2	39 Belford Rd KEW EAST 3102	\$2,070,000	05/04/2025
3	45 Frater St KEW EAST 3102	\$2,025,000	22/03/2025

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:

15/07/2025 15:37



Property Type: house
Land Size: 698 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
June quarter 2025: \$2,775,000

Comparable Properties



47 Belford Rd KEW EAST 3102 (REI)

Agent Comments



Price: \$2,220,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 650 sqm approx



39 Belford Rd KEW EAST 3102 (REI)

Agent Comments



Price: \$2,070,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 681 sqm approx



45 Frater St KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$2,025,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 697 sqm approx