Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Beresford Street, Kew East Vic 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price	\$1,990,000				

Median sale price

Median price	\$2,100,000	Pro	operty Type Hou	ise	Suburb	Kew East
Period - From	12/06/2024	to	11/06/2025	Sourc	ce 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.

Add	Iress of comparable property	Price	Date of sale
1	39 Belford Rd KEW EAST 3102	\$2,070,000	05/04/2025
2	194 Kilby Rd KEW EAST 3102	\$1,920,000	13/03/2025
3	8 Mcconchie Av KEW EAST 3102	\$2,085,000	26/12/2024

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.

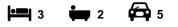
This Statement of Information was prepared on:

12/06/2025 18:21



RT Edgar





Property Type: House (Res) Land Size: 688 sqm approx Agent Comments Indicative Selling Price \$1,990,000 Median House Price 12/06/2024 - 11/06/2025: \$2,100,000

Comparable Properties

39 Belford Rd KEW EAST 3102 (REI) 4 3 2 Price: \$2,070,000 Method: Auction Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 681 sqm approx	Agent Comments
194 Kilby Rd KEW EAST 3102 (REI/VG) 4 2 2 2 Price: \$1,920,000 Method: Sold Before Auction Date: 13/03/2025 Property Type: House (Res) Land Size: 794 sqm approx	Agent Comments
8 Mcconchie Av KEW EAST 3102 (REI/VG) 3 1 2 Price: \$2,085,000 Method: Private Sale Date: 26/12/2024 Property Type: House Land Size: 689 sqm approx	Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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