

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

77 Denmark Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,672,500 Property Type House Suburb Kew

Period - From 01/07/2025 to 30/09/2025 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.

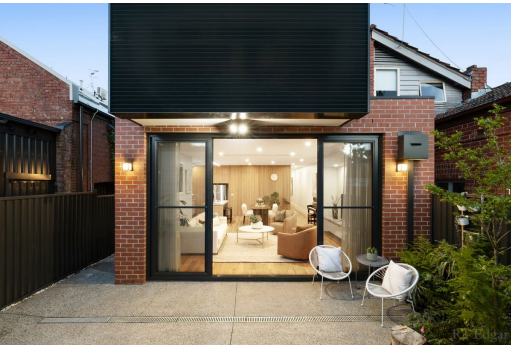
	Address of comparable property	Price	Date of sale
1	3 Hill St HAWTHORN 3122	\$2,790,000	08/11/2025
2	889 Glenferrie Rd KEW 3101	\$2,630,000	31/10/2025
3	19 Rossfield Av KEW 3101	\$2,700,000	13/09/2025

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:

13/11/2025 09:42



4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
September quarter 2025: \$2,672,500

Comparable Properties



3 Hill St HAWTHORN 3122 (REI)

Agent Comments

4 2 1

Price: \$2,790,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)



889 Glenferrie Rd KEW 3101 (REI)

Agent Comments

4 2 1

Price: \$2,630,000
Method: Private Sale
Date: 31/10/2025
Property Type: House



19 Rossfield Av KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$2,700,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 441 sqm approx