

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9/32 FITZWILLIAM STREET, KEW, VIC 3101

### Indicative selling price

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

Price Range:

\$1,000,000 to \$1,080,000

### Median sale price

Median price

\$715,500

Property type

Unit

Suburb

KEW

Period

01 July 2025 to 30 September  
2025

Source

pricefinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                            |             |            |
|--------------------------------------------|-------------|------------|
| 2/14-16 WATTLE RD, HAWTHORN, VIC 3122      | \$1,070,000 | 24/05/2025 |
| 1/7 HOMEBUSH CRES, HAWTHORN EAST, VIC 3123 | \$1,003,000 | 11/10/2025 |
| 4/8 HARTWOOD ST, KEW EAST, VIC 3102        | \$1,002,000 | 11/10/2025 |

This Statement of Information was prepared on:

15/10/2025