

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

1/16 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$849,500

Property Type Unit

Suburb Kew

Period - From 01/10/2025

to 31/12/2025

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	1/41 Parkhill Rd KEW 3101	\$1,205,000	07/02/2026
2	1/978 Burke Rd BALWYN 3103	\$1,380,000	12/01/2026
3	1/20 Hamilton St KEW EAST 3102	\$1,270,000	11/10/2025

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:

19/03/2026 13:52



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Property Type: Strata Unit/Flat
Land Size: 160 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Unit Price
December quarter 2025: \$849,500

Comparable Properties



1/41 Parkhill Rd KEW 3101 (REI/VG)

3 1 1

Agent Comments
93sqm

Price: \$1,205,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Unit



1/978 Burke Rd BALWYN 3103 (REI)

3 2 2

Agent Comments

Price: \$1,380,000
Method: Private Sale
Date: 12/01/2026
Property Type: Unit
Land Size: 490 sqm approx



1/20 Hamilton St KEW EAST 3102 (REI/VG)

3 1 2

Agent Comments
117 sqm

Price: \$1,270,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit