

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

12/27 Brougham Street, Kew Vic 3101

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$780,000

Property Type

Unit

Suburb

Kew

Period - From

15/05/2024

to

14/05/2025

Source

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.

	Address of comparable property	Price	Date of sale
1	15/11 Oshaughnessy St KEW 3101	\$547,000	01/05/2025
2	10/11 Oshaughnessy St KEW 3101	\$560,000	26/02/2025
3	5/53 Grove Rd HAWTHORN 3122	\$552,000	22/02/2025

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:

15/05/2025 14:44



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

15/05/2024 - 14/05/2025: \$780,000

Comparable Properties



15/11 Oshaughnessy St KEW 3101 (REI)

Agent Comments



Price: \$547,000
Method: Auction Sale
Date: 01/05/2025
Property Type: Apartment



10/11 Oshaughnessy St KEW 3101 (REI/VG)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 26/02/2025
Property Type: Unit



5/53 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$552,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455