

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

13 Arbour Drive, Kew Vic 3101

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$2,295,000

Property Type House

Suburb Kew

Period - From 01/01/2026

to 31/03/2026

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	100 Peel St KEW 3101	\$2,500,000	18/03/2026
2	14 Hamilton St KEW EAST 3102	\$2,550,000	11/03/2026
3	38 View St ALPHINGTON 3078	\$2,650,000	11/03/2026

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:

14/05/2026 13:36



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Property Type:

Divorce/Estate/Family Transfers

Land Size: 668 sqm approx

Agent Comments

Comparable Properties



100 Peel St KEW 3101 (REI)

Agent Comments

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Price: \$2,500,000

Method: Private Sale

Date: 18/03/2026

Property Type: House

Land Size: 545 sqm approx



14 Hamilton St KEW EAST 3102 (REI/VG)

Agent Comments

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Price: \$2,550,000

Method: Private Sale

Date: 11/03/2026

Property Type: House

Land Size: 716 sqm approx



38 View St ALPHINGTON 3078 (REI)

Agent Comments

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Price: \$2,650,000

Method: Sold Before Auction

Date: 11/03/2026

Property Type: House (Res)

Land Size: 601 sqm approx