

## 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

16/7-9 DENMARK 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,012,500

Property type

Unit

Suburb

Kew

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

### 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 6 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 2/51 KINKORA ROAD HAWTHORN VIC 3122 | \$700,000 | 24-Mar-26 |
| 6/4 HILL STREET HAWTHORN VIC 3122   | \$712,500 | 09-May-26 |
| 2/77 PAKINGTON STREET KEW VIC 3101  | \$745,000 | 01-May-26 |

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 6 months.~~

This Statement of Information was prepared on: 03 September 2026



**2/51 KINKORA ROAD HAWTHORN VIC 3122**

Sold Price

**\$700,000**

Sold Date

**24-Mar-26**

2

1

1

Distance

**0.79km**



**6/4 HILL STREET HAWTHORN VIC 3122**

Sold Price

**\$712,500**

Sold Date

**09-May-26**

2

1

1

Distance

**0.94km**



**2/77 PAKINGTON STREET KEW VIC 3101**

Sold Price

**\$745,000**

Sold Date

**01-May-26**

2

1

1

Distance

**1.63km**

RS = Recent sale

UN = Undisclosed Sale

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