

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 Stawell Street, Kew Vic 3101

Indicative selling price

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

Range between \$3,500,000

&

\$3,850,000

Median sale price

Median price \$2,697,500

Property Type House

Suburb Kew

Period - From 01/01/2025

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	53 Elgin St HAWTHORN 3122	\$3,550,000	28/11/2025
2	13 Yarra St HAWTHORN 3122	\$4,000,000	26/11/2025
3	58 Molesworth St KEW 3101	\$3,550,000	25/10/2025

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:

20/02/2026 14:22



 4  1  2

Rooms: 7

Property Type: House (Res)

Land Size: 773 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

Year ending December 2025: \$2,697,500

Comparable Properties



53 Elgin St HAWTHORN 3122 (REI)

[Agent Comments](#)

 4  2  2

Price: \$3,550,000

Method: Auction Sale

Date: 28/11/2025

Property Type: House (Res)



13 Yarra St HAWTHORN 3122 (REI)

[Agent Comments](#)

 4  3  1

Price: \$4,000,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: House (Res)



58 Molesworth St KEW 3101 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$3,550,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 729 sqm approx

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133