

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

2/1203 Burke Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,270,500

Property Type Townhouse

Suburb Kew

Period - From 26/05/2025

to

25/05/2026

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	5/40-44 Edgevale Rd KEW 3101	\$1,162,500	18/03/2026
2	1b Daphne St CANTERBURY 3126	\$1,280,000	06/12/2025
3			

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:

26/05/2026 16:24



3 2 0

Rooms: 4
Property Type: Townhouse (Res)
Land Size: 215 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
26/05/2025 - 25/05/2026: \$1,270,500

Comparable Properties



5/40-44 Edgevale Rd KEW 3101 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,162,500
Method: Sold Before Auction
Date: 18/03/2026
Property Type: Townhouse (Res)



1b Daphne St CANTERBURY 3126 (REI/VG)

[Agent Comments](#)

4 2 1

Price: \$1,280,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 144 sqm approx

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.