

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

2/19 Gladstone Street, Kew Vic 3101

Indicative selling price

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

Range between \$385,000

&

\$420,000

Median sale price

Median price \$849,500

Property Type Unit

Suburb Kew

Period - From 01/10/2025

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	106/56 Harp Rd KEW 3101	\$463,500	23/02/2026
2	9/39 Walpole St KEW 3101	\$400,000	13/01/2026
3	15/48 Derby St KEW 3101	\$370,000	20/11/2025

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:

02/03/2026 13:41



Property Type: Subdivided
Unit/Villa/Townhouse - Single OYO
Unit

Agent Comments

Indicative Selling Price

\$385,000 - \$420,000

Median Unit Price

December quarter 2025: \$849,500

Comparable Properties



106/56 Harp Rd KEW 3101 (REI)

Agent Comments

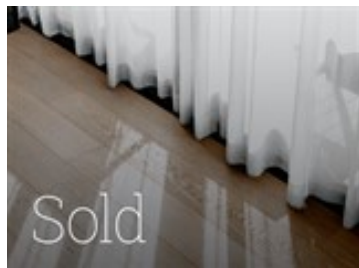


Price: \$463,500

Method: Private Sale

Date: 23/02/2026

Property Type: Apartment



9/39 Walpole St KEW 3101 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 13/01/2026

Property Type: Unit



15/48 Derby St KEW 3101 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 20/11/2025

Property Type: Apartment

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