

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

20 Walpole Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$2,580,000

Property Type House

Suburb Kew

Period - From 01/04/2026

to 30/06/2026

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	44 Normanby Rd KEW 3101	\$2,780,000	30/05/2026
2	5 Ramsay Av KEW EAST 3102	\$2,735,000	30/05/2026
3	31 Marshall Av KEW 3101	\$2,725,000	31/03/2026

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:

14/07/2026 16:24



Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 695 sqm approx

Agent Comments

Comparable Properties



44 Normanby Rd KEW 3101 (REI)

Agent Comments



Price: \$2,780,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 908 sqm approx



5 Ramsay Av KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$2,735,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 663 sqm approx



31 Marshall Av KEW 3101 (REI/VG)

Agent Comments



Price: \$2,725,000

Method: Private Sale

Date: 31/03/2026

Property Type: House (Res)

Land Size: 700 sqm approx