

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

3/143 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$849,500

Property Type Unit

Suburb Kew

Period - From 01/04/2025

to 31/03/2026

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	2/31 Kinkora Rd HAWTHORN 3122	\$977,500	13/06/2026
2	13/284 Barkers Rd HAWTHORN 3122	\$928,000	09/05/2026
3	3/1211 Burke Rd KEW 3101	\$950,000	21/02/2026

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:

01/07/2026 16:02



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Unit Price

Year ending March 2026: \$849,500

Comparable Properties



2/31 Kinkora Rd HAWTHORN 3122 (REI)

Agent Comments

2 2 1

Price: \$977,500

Method: Auction Sale

Date: 13/06/2026

Property Type: Apartment



13/284 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$928,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Unit

Land Size: 208 sqm approx



3/1211 Burke Rd KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$950,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Unit

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408