

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

3/21 Malmsbury Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,178,000

Property Type Townhouse

Suburb Kew

Period - From 26/08/2025

to

25/08/2026

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	1/92 Church St HAWTHORN 3122	\$1,815,000	29/06/2026
2	1/2 Hartwood St KEW EAST 3102	\$1,730,000	20/06/2026
3	9/17 Marshall Av KEW 3101	\$1,700,000	09/05/2026

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:

26/08/2026 16:41



 4  2  1

Rooms: 6

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median Townhouse Price

26/08/2025 - 25/08/2026: \$1,178,000

Comparable Properties



1/92 Church St HAWTHORN 3122 (REI)

Agent Comments

 3  2  2

Price: \$1,815,000

Method: Private Sale

Date: 29/06/2026

Property Type: Townhouse (Res)



1/2 Hartwood St KEW EAST 3102 (REI)

Agent Comments

 3  2  2

Price: \$1,730,000

Method: Auction Sale

Date: 20/06/2026

Property Type: Townhouse (Res)



9/17 Marshall Av KEW 3101 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,700,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Townhouse (Res)

Land Size: 325 sqm approx