

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

3/3 Cecil Street, Kew Vic 3101

Indicative selling price

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

Single price

\$1,735,000

Median sale price

Median price

\$2,295,000

Property Type

House

Suburb

Kew

Period - From

01/01/2026

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.

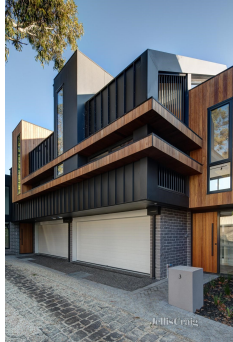
	Address of comparable property	Price	Date of sale
1	2/130 Parkhill Rd KEW 3101	\$1,701,000	28/03/2026
2	17 Pin Oak Ct CANTERBURY 3126	\$1,680,000	14/03/2026
3	2/152 Eglinton St KEW 3101	\$1,680,000	20/02/2026

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:

04/06/2026 10:20



3 3 2

Property Type: Townhouse (Single)

Land Size: 124 sqm approx

[Agent Comments](#)

Comparable Properties



2/130 Parkhill Rd KEW 3101 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,701,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 301 sqm approx



17 Pin Oak Ct CANTERBURY 3126 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,680,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)



2/152 Eglinton St KEW 3101 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,680,000

Method: Sold Before Auction

Date: 20/02/2026

Property Type: Townhouse (Res)