

# 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

3/33 Studley Park Road, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$922,500

Property Type

Unit

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 | 8/150 Barkers Rd HAWTHORN 3122 | \$810,000 | 09/05/2026   |
| 2 | 2/77 Pakington St KEW 3101     | \$745,000 | 30/04/2026   |
| 3 | 6/12 Rochester St KEW 3101     | \$841,000 | 11/12/2025   |

**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:

12/05/2026 09:45



2 1 1

Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

March quarter 2026: \$922,500

## Comparable Properties



8/150 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$810,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Apartment



2/77 Pakington St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$745,000

Method: Sold Before Auction

Date: 30/04/2026

Property Type: Apartment



6/12 Rochester St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$841,000

Method: Auction Sale

Date: 11/12/2025

Property Type: Apartment

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