

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

3/499 High Street, Kew East Vic 3102

Indicative selling price

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

Range between \$700,000

&

\$765,000

Median sale price

Median price \$1,082,500

Property Type Unit

Suburb Kew East

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	2/210 Cotham Rd KEW 3101	\$795,000	29/08/2026
2	1/11 Heather Gr KEW 3101	\$731,000	27/08/2026
3	4/48 Belford Rd KEW EAST 3102	\$765,000	22/06/2026

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:

17/09/2026 15:00



Property Type:

Agent Comments

Indicative Selling Price

\$700,000 - \$765,000

Median Unit Price

June quarter 2026: \$1,082,500

Comparable Properties



2/210 Cotham Rd KEW 3101 (REI)

Agent Comments



Price: \$795,000

Method: Auction Sale

Date: 29/08/2026

Property Type: Apartment



1/11 Heather Gr KEW 3101 (REI)

Agent Comments



Price: \$731,000

Method: Private Sale

Date: 27/08/2026

Property Type: Villa



4/48 Belford Rd KEW EAST 3102 (REI)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 22/06/2026

Property Type: Apartment