

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

3/68 Walpole Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,750,000

&

\$1,925,000

Median sale price

Median price \$2,550,000

Property Type House

Suburb Kew

Period - From 01/07/2025

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	1/2 Hartwood St KEW EAST 3102	\$1,730,000	20/06/2026
2	8/200 Cotham Rd KEW 3101	\$1,950,000	13/03/2026
3	5 Younger Ct KEW 3101	\$1,801,000	09/03/2026

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:

15/07/2026 10:08



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
Year ending June 2026: \$2,550,000

Comparable Properties



1/2 Hartwood St KEW EAST 3102 (REI)

Agent Comments



Price: \$1,730,000
Method: Auction Sale
Date: 20/06/2026
Property Type: Townhouse (Res)



8/200 Cotham Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$1,950,000
Method: Private Sale
Date: 13/03/2026
Property Type: Townhouse (Single)



5 Younger Ct KEW 3101 (VG)

Agent Comments



Price: \$1,801,000
Method: Sale
Date: 09/03/2026
Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar Boroondara | P: 88882000