

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 Denmark Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,580,000

Property Type House

Suburb Kew

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	126 Peel St KEW 3101	\$2,080,000	27/06/2026
2	59 Grove Rd HAWTHORN 3122	\$1,940,000	05/06/2026
3	140 Power St HAWTHORN 3122	\$1,875,000	05/02/2026

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:

14/07/2026 13:57



Rooms: 8
Property Type: House
Land Size: 669 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,900,000 - \$2,090,000
Median House Price
 June quarter 2026: \$2,580,000

Comparable Properties



126 Peel St KEW 3101 (REI)

Agent Comments



Price: \$2,080,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)
Land Size: 600 sqm approx



59 Grove Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,940,000
Method: Private Sale
Date: 05/06/2026
Property Type: House
Land Size: 425 sqm approx



140 Power St HAWTHORN 3122 (VG)

Agent Comments



Price: \$1,875,000
Method: Sale
Date: 05/02/2026
Property Type: House (Res)
Land Size: 558 sqm approx

Account - Marshall White | P: 03 9822 9999