

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 Windsor Street, Kew VIC 3101

Indicative selling price

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

Range between

\$1,700,000

&

\$1,870,000

Median sale price

Median price

\$2,600,000

Property Type

House

Suburb

Kew

Period - From

18/11/2025

to

17/05/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
350 Barkers Rd, HAWTHORN Vic	\$2,000,000	14/04/2026
34 Belmont Av, Kew Vic	\$2,050,000	16/03/2026
19 Baker Av, Kew East Vic	\$1,950,000	31/03/2026

This Statement of Information was prepared on:

18/05/2026

3 Windsor Street, Kew VIC 3101



2 1 1

Property Type: House

Davide Lettieri

0388624982

0414 018 707

davide.lettieri@marshallwhite.com.au

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

Year ending May 2026: \$2,600,000

Comparable Properties



350 Barkers Rd, HAWTHORN Vic

4 2 2

Price: \$2,000,000

Method: Private Sale

Date: 14/04/2026

Property Type: House

Land Size: 555 sqm approx



34 Belmont Av, Kew Vic

3 1 1

Price: \$2,050,000

Method: Private Sale

Date: 16/03/2026

Property Type: House

Land Size:



19 Baker Av, Kew East Vic

4 3 2

Price: \$1,950,000

Method: Private Sale

Date: 31/03/2026

Property Type: House

Land Size: 650 sqm approx

Account - Marshall White - Hawthorn | P: 98229999