

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

4/16 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,269,000

Property Type Townhouse

Suburb Kew

Period - From 07/05/2025

to

06/05/2026

Source Property Data

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	3/63 Lisson Gr HAWTHORN 3122	\$970,000	06/12/2025
2	7/910 Glenferrie Rd KEW 3101	\$1,021,000	21/02/2026
3	2/24 Disraeli St KEW 3101	\$1,025,000	04/03/2026

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:

07/05/2026 17:16



2 1 1

Rooms: 5

Property Type: Unit

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

07/05/2025 - 06/05/2026: \$1,269,000

Comparable Properties



3/63 Lisson Gr HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 2

Price: \$970,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Unit



7/910 Glenferrie Rd KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$1,021,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Villa



2/24 Disraeli St KEW 3101 (REI/VG)

Agent Comments

2 1 2

Price: \$1,025,000

Method: Sold Before Auction

Date: 04/03/2026

Property Type: Townhouse (Res)