

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

4/9 Gladstone Street, Kew Vic 3101

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$849,500

Property Type Unit

Suburb Kew

Period - From 01/10/2025

to 31/12/2025

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	7/46 Disraeli St KEW 3101	\$650,000	05/02/2026
2	10/47 Pakington St KEW 3101	\$642,000	13/12/2025
3	7/27 Disraeli St KEW 3101	\$638,000	11/11/2025

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:

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Property Type: Flat
Land Size: 990.841 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$680,000
Median Unit Price
December quarter 2025: \$849,500

Comparable Properties



7/46 Disraeli St KEW 3101 (REI/VG)

Agent Comments



Price: \$650,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: Apartment



10/47 Pakington St KEW 3101 (REI/VG)

Agent Comments



Price: \$642,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Apartment



7/27 Disraeli St KEW 3101 (REI/VG)

Agent Comments



Price: \$638,000
Method: Private Sale
Date: 11/11/2025
Property Type: Apartment

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