

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

5/35 Walpole Street, Kew Vic 3101

Indicative selling price

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

Range between \$960,000

&

\$1,055,000

Median sale price

Median price \$1,197,000

Property Type Townhouse

Suburb Kew

Period - From 28/07/2025

to

27/07/2026

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	4/31-35 Foley St KEW 3101	\$1,130,000	25/06/2026
2	6/35 Walpole St KEW 3101	\$1,050,000	25/05/2026
3	2/143-145 Peel St KEW 3101	\$1,010,000	11/05/2026

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:

28/07/2026 10:42



Rooms: 6

Property Type: Flat

Land Size: 1887.047 sqm approx

Agent Comments

Indicative Selling Price

\$960,000 - \$1,055,000

Median Townhouse Price

28/07/2025 - 27/07/2026: \$1,197,000

Comparable Properties



4/31-35 Foley St KEW 3101 (REI)

Agent Comments



Price: \$1,130,000

Method: Private Sale

Date: 25/06/2026

Property Type: Townhouse (Res)



6/35 Walpole St KEW 3101 (REI)

Agent Comments



Price: \$1,050,000

Method: Sold Before Auction

Date: 25/05/2026

Property Type: Townhouse (Res)



2/143-145 Peel St KEW 3101 (REI)

Agent Comments



Price: \$1,010,000

Method: Private Sale

Date: 11/05/2026

Property Type: Townhouse (Res)

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