

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

5/82 Studley Park Road, Kew Vic 3101

Indicative selling price

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

Range between

\$750,000

&

\$810,000

Median sale price

Median price

\$830,000

Property Type

Unit

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	12/7 College Pde KEW 3101	\$840,000	03/06/2026
2	3/33 Studley Park Rd KEW 3101	\$780,000	03/06/2026
3	6/60 Princess St KEW 3101	\$772,500	17/03/2026

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:

02/09/2026 15:21



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$750,000 - \$810,000
Median Unit Price
June quarter 2026: \$830,000

Comparable Properties



12/7 College Pde KEW 3101 (REI/VG)

Agent Comments



Price: \$840,000
Method: Expression of Interest
Date: 03/06/2026
Property Type: Apartment



3/33 Studley Park Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$780,000
Method: Sold Before Auction
Date: 03/06/2026
Property Type: Apartment



6/60 Princess St KEW 3101 (REI/VG)

Agent Comments



Price: \$772,500
Method: Private Sale
Date: 17/03/2026
Property Type: Apartment

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