

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

6/35 Walpole Street, Kew Vic 3101

Indicative selling price

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

Range between \$970,000

&

\$1,050,000

Median sale price

Median price \$922,500

Property Type Unit

Suburb Kew

Period - From 01/01/2026

to 31/03/2026

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	247 Wiltshire Dr KEW 3101	\$1,040,000	12/03/2026
2	2/50 Harp Rd KEW 3101	\$1,030,000	03/03/2026
3	173 Wiltshire Dr KEW 3101	\$965,127	23/01/2026

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 13:30



3 1 2

Rooms: 4

Property Type: Unit

Agent Comments

Indicative Selling Price

\$970,000 - \$1,050,000

Median Unit Price

March quarter 2026: \$922,500

Comparable Properties



247 Wiltshire Dr KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,040,000

Method: Expression of Interest

Date: 12/03/2026

Property Type: Townhouse (Res)



2/50 Harp Rd KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,030,000

Method: Private Sale

Date: 03/03/2026

Property Type: Villa



173 Wiltshire Dr KEW 3101 (REI/VG)

Agent Comments

3 2 1

Price: \$965,127

Method: Private Sale

Date: 23/01/2026

Property Type: Townhouse (Res)

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408