

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

7/16 Grace Court, Kew Vic 3101

Indicative selling price

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

Range between \$580,000

&

\$625,000

Median sale price

Median price \$841,000

Property Type Unit

Suburb Kew

Period - From 01/07/2025

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	8/16 Grace Ct KEW 3101	\$625,000	29/04/2026
2	2/24 Cotham Rd KEW 3101	\$610,000	09/04/2026
3	4/146 Eglinton St KEW 3101	\$595,000	28/03/2026

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:

03/08/2026 14:58



 2  1  2

Rooms: 3 **Property Type:** Apartment
Agent Comments

Indicative Selling Price
\$580,000 - \$625,000
Median Unit Price
Year ending June 2026: \$841,000

Comparable Properties



8/16 Grace Ct KEW 3101 (REI)

Agent Comments

 2  1  2

Price: \$625,000
Method: Private Sale
Date: 29/04/2026
Rooms: 3
Property Type: Apartment



2/24 Cotham Rd KEW 3101 (REI)

Agent Comments

 2  1  1

Price: \$610,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment



4/146 Eglinton St KEW 3101 (REI/VG)

Agent Comments

 2  1  2

Price: \$595,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Apartment

Account - Jellis Craig | P: 98305966