

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

72 Malmsbury Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$2,760,000

Property Type House

Suburb Kew

Period - From 01/04/2024

to

31/03/2025

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	14 Haines St HAWTHORN 3122	\$1,385,000	10/05/2025
2	129 Wellington St KEW 3101	\$1,300,000	14/12/2024
3	137 Brougham St KEW 3101	\$1,270,000	11/12/2024

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:

03/06/2025 14:15



2 1 1

Property Type: House (Res)
Land Size: 154 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
Year ending March 2025: \$2,760,000

Comparable Properties



14 Haines St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$1,385,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 198 sqm approx



129 Wellington St KEW 3101 (REI/VG)

Agent Comments

3 1 -

Price: \$1,300,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 175 sqm approx



137 Brougham St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$1,270,000
Method: Private Sale
Date: 11/12/2024
Property Type: House
Land Size: 193 sqm approx