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	72 Malmsbury Street, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$2,760,000	Pro	perty 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













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)

Price: \$1,385,000 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res) Land Size: 198 sqm approx

Agent Comments



129 Wellington St KEW 3101 (REI/VG)





Agent Comments

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)

Price: \$1,270,000 Method: Private Sale





Agent Comments

Date: 11/12/2024 Property Type: House Land Size: 193 sqm approx

Account - Marshall White | P: 03 9822 9999





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