

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

8/19 WALPOLE STREET KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

Unit

Suburb

Kew

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

220/13 ACACIA PLACE ABBOTSFORD VIC 3067	645000	23-Nov-25
1/24 COTHAM ROAD KEW VIC 3101	665000	19-Dec-25
712/1 ACACIA PLACE ABBOTSFORD VIC 3067	700000	15-Oct-25

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 6 months.~~

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	220/13 ACACIA PLACE ABBOTSFORD VIC 3067	Sold Price	645000	Sold Date 23-Nov-25
 2  2  1	Distance 1.61km			
	1/24 COTHAM ROAD KEW VIC 3101	Sold Price	^{RS} 665000	Sold Date 19-Dec-25
 2  2  1	Distance 0.21km			
	712/1 ACACIA PLACE ABBOTSFORD VIC 3067	Sold Price	700000	Sold Date 15-Oct-25
 2  2  1	Distance 1.61km			

RS = Recent sale UN = Undisclosed Sale

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