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	38/1245 BURKE ROAD 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	$670,000	&	$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$863,000	Property type	Unit	Suburb	Kew
Period-from	01 Sep 2024	to	31 Aug 2025	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
6/60 HARP ROAD KEW VIC 3101	$703,000	07-Aug-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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6/60 HARP ROAD KEW VIC 3101

Sold Price RS **$703,000** Sold Date **07-Aug-25**

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Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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