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	3/42 Westbrook Street, Kew East Vic 3102

Indicative selling price

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

Range between $680,000 & $725,000

Median sale price

Median price $1,002,000 Property Type Unit Suburb Kew East

Period - From 01/10/2025 to 31/12/2025 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	2/30 Hartwood St KEW EAST 3102	$700,000	04/12/2025
2	5/69 Windella Av KEW EAST 3102	$680,000	16/11/2025
3	12/39 Pakington St KEW 3101	$720,000	20/09/2025

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: 23/02/2026 10:17

3/42 Westbrook Street, Kew East Vic 3102

Jordan Kamaretsos
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2 1 2

Property Type: Apartment

Agent Comments

Beautifully renovated and brilliantly light-filled, this two-bedroom apartment delivers an effortless blend of space, comfort and contemporary style, the perfect retreat for the modern inner-city resident.

Indicative Selling Price
$680,000 - $725,000
Median Unit Price
December quarter 2025: $1,002,000

Comparable Properties



2/30 Hartwood St KEW EAST 3102 (REI/VG)

2 1 1

Price: $700,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment

Agent Comments



5/69 Windella Av KEW EAST 3102 (REI)

2 1 1

Price: $680,000
Method: Sold Before Auction
Date: 16/11/2025
Property Type: Apartment

Agent Comments



12/39 Pakington St KEW 3101 (REI/VG)

2 1 1

Price: $720,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Apartment

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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