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	76 Harp Road, Kew Vic 3101

Indicative selling price

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

Single price $3,295,000

Median sale price

Median price $2,295,000 Property Type House Suburb Kew

Period - From 01/01/2026 to 31/03/2026 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	6 Maylands Av BALWYN NORTH 3104	$3,354,000	14/03/2026
2	10 Hardwicke St BALWYN 3103	$3,290,000	28/02/2026
3	14 Oswin St KEW EAST 3102	$3,150,000	03/11/2025

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: 13/04/2026 13:34

76 Harp Road, Kew Vic 3101

JellisCraig

Perry Zhou
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0474 774 774
PerryZhou@jelliscraig.com.au

Indicative Selling Price
$3,295,000
Median House Price
March quarter 2026: $2,295,000



5 3 2

Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments

Comparable Properties

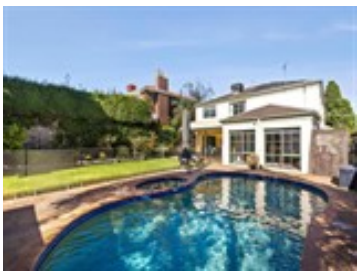


6 Maylands Av BALWYN NORTH 3104 (REI)

5 3 5

Price: $3,354,000
Method: Private Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 600 sqm approx

Agent Comments



10 Hardwicke St BALWYN 3103 (REI)

4 2 2

Price: $3,290,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 717 sqm approx

Agent Comments



14 Oswin St KEW EAST 3102 (REI/VG)

5 3 2

Price: $3,150,000
Method: Private Sale
Date: 03/11/2025
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments

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