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	1/44 High Street South, Kew Vic 3101

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $849,500 Property Type Unit Suburb Kew

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	29 Jubilee Pl RICHMOND 3121	$1,040,000	11/10/2025
2	3/31 Walpole St KEW 3101	$1,066,000	15/11/2025
3	3/31 Riversdale Rd HAWTHORN 3122	$1,090,000	20/11/2025

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: 28/01/2026 10:34

1/44 High Street South, Kew Vic 3101

Andrew James
03 9509 0411
0411 420 788
andrew.james@belleproperty.com



3 2 2

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
December quarter 2025: $849,500

Comparable Properties



29 Jubilee Pl RICHMOND 3121 (REI/VG)

2 2 1

Price: $1,040,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments



3/31 Walpole St KEW 3101 (REI/VG)

3 2 1

Price: $1,066,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)

Agent Comments



3/31 Riversdale Rd HAWTHORN 3122 (REI/VG)

3 1 1

Price: $1,090,000
Method: Sold Before Auction
Date: 20/11/2025
Property Type: Townhouse (Res)

Agent Comments

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