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	16 Lytton Street, Kew Vic 3101

Indicative selling price

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

Range between $5,000,000 & $5,500,000

Median sale price

Median price $2,697,500 Property Type House Suburb Kew

Period - From 01/01/2025 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	129 Derby St KEW 3101	$6,150,000	30/10/2025
2	73 Harcourt St HAWTHORN EAST 3123	$5,510,000	02/09/2025
3	38 Sackville St KEW 3101	$5,000,000	16/08/2025

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: 04/02/2026 16:29

16 Lytton Street, Kew Vic 3101

Nick Ptak
03 8862 4913
0413 370 442
nick.ptak@marshallwhite.com.au



6 3 2

Property Type: House
Land Size: 730 sqm approx

Agent Comments

Indicative Selling Price
$5,000,000 - $5,500,000
Median House Price
Year ending December 2025: $2,697,500

Comparable Properties



129 Derby St KEW 3101 (REI)

5 5 2

Price: $6,150,000
Method: Sold Before Auction
Date: 30/10/2025
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments



73 Harcourt St HAWTHORN EAST 3123 (REI/VG)

5 4 3

Price: $5,510,000
Method: Private Sale
Date: 02/09/2025
Property Type: House
Land Size: 828 sqm approx

Agent Comments



38 Sackville St KEW 3101 (REI/VG)

4 4 2

Price: $5,000,000
Method: Sold Before Auction
Date: 16/08/2025
Property Type: House (Res)
Land Size: 750 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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