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	1/29 Clyde Street, Kew East Vic 3102

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $2,330,000 Property Type House 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	3/8 Severn St BALWYN NORTH 3104	$1,420,000	15/11/2025
2	1/43 Hartwood St KEW EAST 3102	$1,320,000	25/10/2025
3	2/8 Hamilton St KEW EAST 3102	$1,370,000	22/10/2025

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: 18/03/2026 14:47

1/29 Clyde Street, Kew East Vic 3102

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3 2 2

Property Type: Unit
Land Size: 386 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
December quarter 2025: $2,330,000

Comparable Properties



3/8 Severn St BALWYN NORTH 3104 (REI/VG)

3 2 2

Price: $1,420,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit
Land Size: 280 sqm approx

Agent Comments



1/43 Hartwood St KEW EAST 3102 (REI/VG)

3 2 3

Price: $1,320,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit

Agent Comments



2/8 Hamilton St KEW EAST 3102 (REI/VG)

3 2 2

Price: $1,370,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: House (Res)

Agent Comments

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