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<br>Including suburb and postcode | 2/48 Belford Road, Kew East Vic 3102 |

## Indicative selling price

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

Range between $880,000 & $960,000

## Median sale price

Median price $1,082,500 Property Type Unit Suburb Kew East

Period - From 01/04/2026 to 30/06/2026 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 | 4/43-47 Cecil St KEW 3101 | $879,000 | 20/06/2026 |
| 2 | 1/190 Cotham Rd KEW 3101 | $975,000 | 19/06/2026 |
| 3 | 6/152 Princess St KEW 3101 | $940,000 | 05/03/2026 |

**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: 15/07/2026 14:30

# 2/48 Belford Road, Kew East Vic 3102

Nelson Alexander




**Property Type:**
Agent Comments

**Indicative Selling Price**
$880,000 - $960,000
**Median Unit Price**
June quarter 2026: $1,082,500

## Comparable Properties



**4/43-47 Cecil St KEW 3101 (REI)**

2 | 1 | 1

**Price:** $879,000
**Method:** Private Sale
**Date:** 20/06/2026
**Property Type:** Townhouse (Res)

Agent Comments



**1/190 Cotham Rd KEW 3101 (REI)**

2 | 2 | 1

**Price:** $975,000
**Method:** Sold Before Auction
**Date:** 19/06/2026
**Property Type:** Townhouse (Res)

Agent Comments



**6/152 Princess St KEW 3101 (REI/VG)**

3 | 2 | 2

**Price:** $940,000
**Method:** Private Sale
**Date:** 05/03/2026
**Property Type:** Townhouse (Single)

Agent Comments

**Account** - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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