

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

4/43 Cecil Street, Kew Vic 3101

Indicative selling price

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

Range between \$890,000 & \$930,000

Median sale price

Median price \$1,260,000 Property Type Townhouse Suburb Kew

Period - From 20/04/2025 to 19/04/2026 Source Property Data

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	3/20 Highbury Gr KEW 3101	\$852,000	30/03/2026
2	4/8 Mary St KEW 3101	\$917,000	14/03/2026
3	7/3 Strathwyn Pl KEW EAST 3102	\$906,000	21/02/2026

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:

20/04/2026 11:53



2 1 1

Property Type: Townhouse

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Indicative Selling Price

\$890,000 - \$930,000

Median Townhouse Price

20/04/2025 - 19/04/2026: \$1,260,000

Comparable Properties



3/20 Highbury Gr KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$852,000

Method: Private Sale

Date: 30/03/2026

Property Type: Apartment



4/8 Mary St KEW 3101 (REI)

Agent Comments

2 1 2

Price: \$917,000

Method: Auction Sale

Date: 14/03/2026

Property Type: Townhouse (Res)



7/3 Strathwyn Pl KEW EAST 3102 (REI)

Agent Comments

2 2 1

Price: \$906,000

Method: Private Sale

Date: 21/02/2026

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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