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	4/8 Mary Street, Kew Vic 3101

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $1,268,000 Property Type Townhouse Suburb Kew

Period - From 17/02/2025 to 16/02/2026 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	3/37 Atkins St KEW 3101	$805,000	18/11/2025
2	2/14 Mary St KEW 3101	$775,000	01/11/2025
3	3/38 Walpole St KEW 3101	$849,000	28/10/2025

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: 17/02/2026 10:09

Nelson Alexander



Rooms: 5
Property Type: Flat
Land Size: 84.083 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median Townhouse Price
17/02/2025 - 16/02/2026: $1,268,000

Comparable Properties



3/37 Atkins St KEW 3101 (REI/VG)

2 | 1 | 1

Price: $805,000
Method: Sold Before Auction
Date: 18/11/2025
Property Type: Townhouse (Res)

Agent Comments



2/14 Mary St KEW 3101 (REI/VG)

2 | 1 | 2

Price: $775,000
Method: Auction Sale
Date: 01/11/2025
Property Type: Unit

Agent Comments



3/38 Walpole St KEW 3101 (REI/VG)

2 | 1 | 1

Price: $849,000
Method: Private Sale
Date: 28/10/2025
Property Type: Unit

Agent Comments

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

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