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	20 Hutchinson Drive, Kew Vic 3101

Indicative selling price

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

Single price $1,800,000

Median sale price

Median price $2,680,000 Property Type House Suburb Kew

Period - From 24/03/2025 to 23/03/2026 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	2 Tennyson St KEW 3101	$1,761,000	28/02/2026
2	20 Kilby Rd KEW EAST 3102	$1,800,000	11/12/2025
3	9 Grace Ct KEW 3101	$1,745,000	29/11/2025

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: 24/03/2026 11:56

20 Hutchinson Drive, Kew Vic 3101

Nelson Alexander



5 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,800,000
Median House Price
24/03/2025 - 23/03/2026: $2,680,000

Comparable Properties



2 Tennyson St KEW 3101 (REI)

3 2 2

Price: $1,761,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments



20 Kilby Rd KEW EAST 3102 (REI)

5 2 2

Price: $1,800,000
Method: Private Sale
Date: 11/12/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

9 Grace Ct KEW 3101 (VG)

3 - -

Price: $1,745,000
Method: Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 506 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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