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	5/48 Belford Road, Kew East Vic 3102

Indicative selling price

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

Range between $650,000 & $710,000

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	3/173 Kilby Rd KEW EAST 3102	$630,000	12/06/2026
2	7/48 Princess St KEW 3101	$665,000	20/05/2026
3	12/60 Princess St KEW 3101	$625,000	06/05/2026

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 14:45

5/48 Belford Road, Kew East Vic 3102

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$650,000 - $710,000
Median Unit Price
June quarter 2026: $1,082,500

Comparable Properties



3/173 Kilby Rd KEW EAST 3102 (REI)

2 1 1

Price: $630,000
Method: Sold Before Auction
Date: 12/06/2026
Property Type: Apartment

Agent Comments



7/48 Princess St KEW 3101 (REI/VG)

2 1 1

Price: $665,000
Method: Private Sale
Date: 20/05/2026
Property Type: Apartment

Agent Comments



12/60 Princess St KEW 3101 (REI/VG)

2 1 1

Price: $625,000
Method: Sold Before Auction
Date: 06/05/2026
Property Type: Apartment

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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