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	9/6 Swinton Avenue, Kew Vic 3101

Indicative selling price

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

Single price $965,000

Median sale price

Median price $849,500 Property Type Unit Suburb Kew

Period - From 01/10/2025 to 31/12/2025 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	7/6 Swinton Av KEW 3101	$967,000	15/11/2025
2	173 Wiltshire Dr KEW 3101	$965,127	23/01/2026
3	1/7 Lisson Gr HAWTHORN 3122	$900,000	16/12/2025

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: 23/03/2026 10:28

9/6 Swinton Avenue, Kew Vic 3101

Mackenzie Field
9810 5000
0487 336 490
MackenzieField@jelliscraig.com.au



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$965,000
Median Unit Price
December quarter 2025: $849,500

Comparable Properties



7/6 Swinton Av KEW 3101 (REI/VG)

2 1 1

Price: $967,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit

Agent Comments



173 Wiltshire Dr KEW 3101 (REI/VG)

3 2 1

Price: $965,127
Method: Private Sale
Date: 23/01/2026
Property Type: Townhouse (Res)

Agent Comments



1/7 Lisson Gr HAWTHORN 3122 (REI/VG)

2 1 1

Price: $900,000
Method: Expression of Interest
Date: 16/12/2025
Property Type: Apartment

Agent Comments

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