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	3/1227 Burke Road, Kew Vic 3101

Indicative selling price

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

Single price $698,000

Median sale price

Median price $760,000 Property Type Unit Suburb Kew

Period - From 09/11/2023 to 08/11/2024 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	1/22 Rossfield Av KEW 3101	$700,000	09/10/2024
2	1/158 Victoria Rd HAWTHORN EAST 3123	$685,000	13/07/2024
3	112/55 Camberwell Rd HAWTHORN EAST 3123	$695,000	30/06/2024

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: 09/11/2024 15:53

3/1227 Burke Road, Kew Vic 3101



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$698,000
Median Unit Price
09/11/2023 - 08/11/2024: $760,000

Comparable Properties



1/22 Rossfield Av KEW 3101 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 09/10/2024
Property Type: Unit

Agent Comments



1/158 Victoria Rd HAWTHORN EAST 3123 (REI/VG)

2 1 1

Price: $685,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Apartment

Agent Comments

112/55 Camberwell Rd HAWTHORN EAST 3123 (VG)

2 - -

Price: $695,000
Method: Sale
Date: 30/06/2024
Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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