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	1/79 Walpole Street, Kew Vic 3101

Indicative selling price

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

Single price $670,000

Median sale price

Median price $780,000 Property Type Unit Suburb Kew

Period - From 01/04/2024 to 31/03/2025 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	1/20 Pakington St KEW 3101	$655,000	28/03/2025
2	5/2 Stevenson St KEW 3101	$680,000	24/02/2025
3	21/20 Pakington St KEW 3101	$650,000	30/11/2024

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: 07/04/2025 08:41

1/79 Walpole Street, Kew Vic 3101



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$670,000
Median Unit Price
Year ending March 2025: $780,000

Comparable Properties



1/20 Pakington St KEW 3101 (REI)

2 1 1

Price: $655,000
Method: Sold Before Auction
Date: 28/03/2025
Property Type: Unit

Agent Comments



5/2 Stevenson St KEW 3101 (REI)

2 1 2

Price: $680,000
Method: Private Sale
Date: 24/02/2025
Property Type: Apartment

Agent Comments



21/20 Pakington St KEW 3101 (REI/VG)

2 1 1

Price: $650,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Apartment

Agent Comments

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

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