

# 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

G12/307 Barkers Road, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$775,000 & \$850,000

### 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	306/402 Riversdale Rd HAWTHORN EAST 3123	\$800,000	23/02/2026
2	207/8 Luton La HAWTHORN 3122	\$812,000	20/02/2026
3	102/1045 Burke Rd HAWTHORN EAST 3123	\$840,000	17/12/2025

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:

02/03/2026 16:50



2 2 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$775,000 - \$850,000

**Median Unit Price**

December quarter 2025: \$849,500

## Comparable Properties



**306/402 Riversdale Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**

2 2 1

**Price:** \$800,000

**Method:** Sold Before Auction

**Date:** 23/02/2026

**Property Type:** Apartment



**207/8 Luton La HAWTHORN 3122 (REI)**

**Agent Comments**

2 2 2

**Price:** \$812,000

**Method:** Private Sale

**Date:** 20/02/2026

**Property Type:** Apartment



**102/1045 Burke Rd HAWTHORN EAST 3123 (REI/VG)**

**Agent Comments**

2 2 2

**Price:** \$840,000

**Method:** Private Sale

**Date:** 17/12/2025

**Property Type:** Apartment

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