

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

10/1245 Burke Road, Kew Vic 3101

Indicative selling price

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

Range between \$720,000 & \$750,000

Median sale price

Median price \$849,500 Property Type Unit Suburb Kew

Period - From 01/04/2025 to 31/03/2026 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	6/90 Liddiard St HAWTHORN 3122	\$735,000	27/02/2026
2	4/42 Westbrook St KEW EAST 3102	\$750,000	12/02/2026
3	2/119 Victoria Rd HAWTHORN EAST 3123	\$750,000	13/11/2025

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:

27/04/2026 12:30



Rooms: 5
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$720,000 - \$750,000
Median Unit Price
Year ending March 2026: \$849,500

Comparable Properties



6/90 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$735,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: Unit



4/42 Westbrook St KEW EAST 3102 (REI)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 12/02/2026
Property Type: Apartment



2/119 Victoria Rd HAWTHORN EAST 3123 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 13/11/2025
Property Type: Strata Unit/Flat

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