

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

13 St Johns Parade, Kew Vic 3101

Indicative selling price

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

Range between \$3,300,000 & \$3,600,000

Median sale price

Median price \$2,640,000 Property Type House Suburb Kew

Period - From 24/04/2025 to 23/04/2026 Source Property Data

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	30 Parkhill Rd KEW 3101	\$3,350,000	22/04/2026
2	99 Eglinton St KEW 3101	\$3,600,000	21/02/2026
3	43 Belmont Av KEW 3101	\$3,600,000	19/02/2026

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:

24/04/2026 16:12



 4  2  3

Property Type: House (Res)

Land Size: 671 sqm approx

Agent Comments

Richard Winneke

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Indicative Selling Price

\$3,300,000 - \$3,600,000

Median House Price

24/04/2025 - 23/04/2026: \$2,640,000

Comparable Properties



30 Parkhill Rd KEW 3101 (REI)

Agent Comments

 4  2  3

Price: \$3,350,000

Method: Auction Sale

Date: 22/04/2026

Property Type: House

Land Size: 559 sqm approx



99 Eglinton St KEW 3101 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,600,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 741 sqm approx



43 Belmont Av KEW 3101 (REI)

Agent Comments

 4  2  2

Price: \$3,600,000

Method: Auction Sale

Date: 19/02/2026

Property Type: House (Res)

Land Size: 736 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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