

# 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

15 Wrixon Street, 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 \$4,500,000 & \$4,950,000

### Median sale price

Median price \$2,295,000 Property Type House Suburb Kew

Period - From 01/01/2026 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	16 Lytton St KEW 3101	\$5,175,000	28/02/2026
2	40 Campbell Rd DEEPDENE 3103	\$4,900,000	14/11/2025
3	448 Barkers Rd HAWTHORN EAST 3123	\$4,725,000	08/11/2025

**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 11:06



**Property Type:** House (Res)  
**Land Size:** 1004 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,500,000 - \$4,950,000  
**Median House Price**  
March quarter 2026: \$2,295,000

## Comparable Properties



**16 Lytton St KEW 3101 (REI/VG)**

**Agent Comments**



**Price:** \$5,175,000  
**Method:** Private Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 730 sqm approx

**40 Campbell Rd DEEPDENE 3103 (REI/VG)**

**Agent Comments**



**Price:** \$4,900,000  
**Method:** Sold Before Auction  
**Date:** 14/11/2025  
**Property Type:** House (Res)  
**Land Size:** 985 sqm approx



**448 Barkers Rd HAWTHORN EAST 3123 (REI)**

**Agent Comments**



**Price:** \$4,725,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 1040 sqm approx

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



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