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	4/31-35 Foley Street, Kew Vic 3101

Indicative selling price

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

Single price $1,150,000

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	6/35 Walpole St KEW 3101	$1,050,000	25/05/2026
2	3/61 Princess St KEW 3101	$1,060,000	18/02/2026
3	1/31 Walpole St KEW 3101	$1,220,000	14/02/2026

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: 16/06/2026 10:05

4/31-35 Foley Street, Kew Vic 3101

Nelson Alexander



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,150,000
Median House Price
March quarter 2026: $2,295,000

Comparable Properties



6/35 Walpole St KEW 3101 (REI)

3 1 2

Price: $1,050,000
Method: Sold Before Auction
Date: 25/05/2026
Property Type: Townhouse (Res)

Agent Comments



3/61 Princess St KEW 3101 (REI/VG)

3 2 1

Price: $1,060,000
Method: Private Sale
Date: 18/02/2026
Property Type: Townhouse (Res)

Agent Comments



1/31 Walpole St KEW 3101 (REI/VG)

3 2 1

Price: $1,220,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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