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	14a Clyde Street, Kew East Vic 3102

Indicative selling price

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

Range between $1,650,000 & $1,800,000

Median sale price

Median price $1,270,000 Property Type Townhouse Suburb Kew East

Period - From 25/05/2025 to 24/05/2026 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	8 Birdwood St BALWYN 3103	$1,760,000	29/11/2025
2	9/17 Marshall Av KEW 3101	$1,700,000	09/05/2026
3	2/15 Valerie St KEW EAST 3102	$1,680,000	18/04/2026

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: 25/05/2026 11:02

14a Clyde Street, Kew East Vic 3102

JellisCraig

Toby Parker
0413581104
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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,650,000 - $1,800,000
Median Townhouse Price
25/05/2025 - 24/05/2026: $1,270,000

Comparable Properties



8 Birdwood St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,760,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 415 sqm approx

Agent Comments



9/17 Marshall Av KEW 3101 (REI)

3 2 2

Price: $1,700,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Townhouse (Res)
Land Size: 325 sqm approx

Agent Comments



2/15 Valerie St KEW EAST 3102 (REI)

3 2 2

Price: $1,680,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 391 sqm approx

Agent Comments

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