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	2/48 Westbrook Street, Kew East Vic 3102

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $2,220,000 Property Type House Suburb Kew East

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	1/29 Clyde St KEW EAST 3102	$1,400,000	28/03/2026
2	1/978 Burke Rd BALWYN 3103	$1,380,000	12/01/2026
3			

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: 09/06/2026 09:40

2/48 Westbrook Street, Kew East Vic 3102

JellisCraig

Adele Mirabella
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3 2 2

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
Year ending March 2026: $2,220,000

Comparable Properties



1/29 Clyde St KEW EAST 3102 (REI/VG)

3 2 2

Price: $1,400,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Unit
Land Size: 386 sqm approx

Agent Comments



1/978 Burke Rd BALWYN 3103 (REI/VG)

3 2 2

Price: $1,380,000
Method: Private Sale
Date: 12/01/2026
Property Type: Unit
Land Size: 490 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE | propertydata.com.au

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