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	74 Gladstone Street, Kew Vic 3101

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $2,580,000 Property Type House Suburb Kew

Period - From 01/04/2026 to 30/06/2026 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	14 Cadow St KEW EAST 3102	$1,300,000	28/06/2026
2	1/2 Head St BALWYN 3103	$1,250,000	18/04/2026
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: 11/09/2026 13:39

74 Gladstone Street, Kew Vic 3101

Nelson Alexander



2 1 2

Property Type: House
Land Size: 424 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
June quarter 2026: $2,580,000

Comparable Properties



14 Cadow St KEW EAST 3102 (REI)

3 1 -

Price: $1,300,000
Method: Private Sale
Date: 28/06/2026
Property Type: House
Land Size: 427 sqm approx

Agent Comments



1/2 Head St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,250,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)

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.

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

REIV THE DIFFERENCE

propertydata.com.au

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