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	173 Belford Road, Kew Vic 3101

Indicative selling price

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

Range between $1,850,000 & $2,000,000

Median sale price

Median price $2,590,000 Property Type House Suburb Kew

Period - From 01/04/2024 to 30/06/2024 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	8 Hatfield St BALWYN NORTH 3104	$1,885,000	22/07/2024
2	142 Peel St KEW 3101	$1,890,000	01/07/2024
3	75 Belford Rd KEW EAST 3102	$1,900,000	23/03/2024

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: 29/08/2024 13:12



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Property Type:
Agent Comments

Indicative Selling Price
$1,850,000 - $2,000,000
Median House Price
June quarter 2024: $2,590,000

Comparable Properties



8 Hatfield St BALWYN NORTH 3104 (REI)

3 1 2

Price: $1,885,000
Method: Private Sale
Date: 22/07/2024
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



142 Peel St KEW 3101 (REI/VG)

3 1 2

Price: $1,890,000
Method: Private Sale
Date: 01/07/2024
Property Type: House (Res)
Land Size: 666 sqm approx

Agent Comments



75 Belford Rd KEW EAST 3102 (REI/VG)

3 1 3

Price: $1,900,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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