

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

53b Westbrook Street, Kew East Vic 3102

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$884,000

Property Type

Unit

Suburb

Kew East

Period - From

01/10/2024

to

31/12/2024

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	4/1236-1238 Old Burke Rd KEW EAST 3102	\$1,190,000	17/01/2025
2	1/47 The Boulevard IVANHOE 3079	\$1,195,000	08/11/2024
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:

11/03/2025 16:55



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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median Unit Price

December quarter 2024: \$884,000



3 1 1

Property Type:

Agent Comments

Comparable Properties



4/1236-1238 Old Burke Rd KEW EAST 3102 (REI)

Agent Comments

3 2 2

Price: \$1,190,000

Method: Private Sale

Date: 17/01/2025

Property Type: Townhouse (Single)

Land Size: 151 sqm approx



1/47 The Boulevard IVANHOE 3079 (REI/VG)

Agent Comments

3 1 2

Price: \$1,195,000

Method: Private Sale

Date: 08/11/2024

Property Type: Unit

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



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