

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

4 Hartington Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,222,500

Property Type Townhouse

Suburb Kew

Period - From 04/06/2024

to 03/06/2025

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	1/23 Walpole St KEW 3101	\$1,170,000	23/05/2025
2	4/83-85 Earl St KEW 3101	\$1,095,000	20/05/2025
3	3/21 Minogue St KEW EAST 3102	\$1,220,000	12/04/2025

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:

04/06/2025 17:36



3 1 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

04/06/2024 - 03/06/2025: \$1,222,500

Comparable Properties



1/23 Walpole St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,170,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Townhouse (Single)



4/83-85 Earl St KEW 3101 (REI)

Agent Comments

3 2 1

Price: \$1,095,000

Method: Private Sale

Date: 20/05/2025

Property Type: Townhouse (Single)



3/21 Minogue St KEW EAST 3102 (REI/VG)

Agent Comments

3 2 2

Price: \$1,220,000

Method: Private Sale

Date: 12/04/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 98305966