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	5 Beresford Street, Kew East Vic 3102

Indicative selling price

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

Single price $1,990,000

Median sale price

Median price $2,100,000 Property Type House Suburb Kew East

Period - From 12/06/2024 to 11/06/2025 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	39 Belford Rd KEW EAST 3102	$2,070,000	05/04/2025
2	194 Kilby Rd KEW EAST 3102	$1,920,000	13/03/2025
3	8 Mcconchie Av KEW EAST 3102	$2,085,000	26/12/2024

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: 12/06/2025 18:21

RT Edgar



3 2 5

Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments

Indicative Selling Price
$1,990,000
Median House Price
12/06/2024 - 11/06/2025: $2,100,000

Comparable Properties



39 Belford Rd KEW EAST 3102 (REI)

4 3 2

Price: $2,070,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments



194 Kilby Rd KEW EAST 3102 (REI/VG)

4 2 2

Price: $1,920,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments



8 Mcconchie Av KEW EAST 3102 (REI/VG)

3 1 2

Price: $2,085,000
Method: Private Sale
Date: 26/12/2024
Property Type: House
Land Size: 689 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

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