

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

303 Barkers Road, Kew Vic 3101

Indicative selling price

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

Single price \$5,550,000

Median sale price

Median price \$2,700,000

Property Type House

Suburb Kew

Period - From 27/10/2024

to 26/10/2025

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 Mary St HAWTHORN 3122	\$6,000,000	10/09/2025
2	27 Lisson Gr HAWTHORN 3122	\$5,550,000	05/09/2025
3	10 Hepburn St HAWTHORN 3122	\$5,780,000	23/08/2025

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:

27/10/2025 11:54



Property Type: House

Land Size: 1265 sqm approx

Agent Comments

Comparable Properties



39 Mary St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$6,000,000

Method: Sold Before Auction

Date: 10/09/2025

Property Type: House (Res)

Land Size: 804 sqm approx



27 Lisson Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$5,550,000

Method: Private Sale

Date: 05/09/2025

Property Type: House

Land Size: 1170 sqm approx



10 Hepburn St HAWTHORN 3122 (REI)

Agent Comments



Price: \$5,780,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 778 sqm approx