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	1/20 Hamilton Street, Kew East Vic 3102

Indicative selling price

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

Range between $940,000 & $1,030,000

Median sale price

Median price $935,000 Property Type Unit Suburb Kew East

Period - From 01/04/2025 to 30/06/2025 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	2/13 Gladstone St KEW 3101	$1,031,000	06/09/2025
2	4/50 Belford Rd KEW EAST 3102	$965,000	23/08/2025
3	8/36 Daniell Pl KEW 3101	$1,150,000	01/07/2025

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: 16/09/2025 10:54

1/20 Hamilton Street, Kew East Vic 3102

Nelson Alexander



3

Rooms: 6
Property Type: Villa

Agent Comments

Indicative Selling Price
$940,000 - $1,030,000
Median Unit Price
June quarter 2025: $935,000

Comparable Properties



2/13 Gladstone St KEW 3101 (REI)

3 1 1

Price: $1,031,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments



4/50 Belford Rd KEW EAST 3102 (REI)

3 1 2

Price: $965,000
Method: Auction Sale
Date: 23/08/2025
Property Type: Unit

Agent Comments



8/36 Daniell Pl KEW 3101 (REI/VG)

2 2 2

Price: $1,150,000
Method: Private Sale
Date: 01/07/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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