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	55 Argyle Road, Kew Vic 3101

Indicative selling price

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

Single price $3,995,000

Median sale price

Median price $2,725,000 Property Type House Suburb Kew

Period - From 03/12/2024 to 02/12/2025 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	12 Vista Av KEW 3101	$3,957,000	22/10/2025
2	31 First Av KEW 3101	$3,830,000	02/10/2025
3	32 Nungerner St BALWYN 3103	$4,075,000	21/09/2025

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: 03/12/2025 13:18

55 Argyle Road, Kew Vic 3101

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5 5 3

Property Type: House (Res)
Land Size: 827 sqm approx

Agent Comments

Indicative Selling Price
$3,995,000
Median House Price
03/12/2024 - 02/12/2025: $2,725,000

Comparable Properties



12 Vista Av KEW 3101 (REI)

5 3 3

Price: $3,957,000
Method: Auction Sale
Date: 22/10/2025
Property Type: House (Res)

Agent Comments



31 First Av KEW 3101 (REI)

4 4 2

Price: $3,830,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 690 sqm approx

Agent Comments



32 Nungerner St BALWYN 3103 (REI/VG)

5 5 5

Price: $4,075,000
Method: Private Sale
Date: 21/09/2025
Property Type: House
Land Size: 678 sqm approx

Agent Comments

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