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	3/92 Strathalbyn Street, Kew East VIC 3102

Indicative selling price

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

Single price	$820,000

Median sale price

Median price	$1,107,500	Property Type	Unit	Suburb	Kew East
Period - From	09/06/2025	to	08/12/2025	Source	Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/194 Cotham Road Kew VIC 3101	$835,000	15/11/2025
4/77 Harp Road Kew East VIC 3102	$830,000	01/11/2025
3/57 Hartwood Street Kew East VIC 3102	$807,000	11/10/2025

This Statement of Information was prepared on: 09/12/2025