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	2/69-73 Earl Street, Kew Vic 3101

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $849,500 Property Type Unit Suburb Kew

Period - From 01/10/2025 to 31/12/2025 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	1/60 Peel St KEW 3101	$1,134,000	08/11/2025
2	3/31 Walpole St KEW 3101	$1,066,000	15/11/2025
3	2/13 Gladstone St KEW 3101	$1,031,000	06/09/2025

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: 23/01/2026 11:10

2/69-73 Earl Street, Kew Vic 3101



3 1 2

Rooms: 5

Property Type: Unit

Agent Comments

Toby Parker
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Indicative Selling Price
$950,000 - $1,045,000
Median Unit Price
December quarter 2025: $849,500

Comparable Properties



1/60 Peel St KEW 3101 (REI/VG)

3 2 1

Price: $1,134,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)

Agent Comments



3/31 Walpole St KEW 3101 (REI/VG)

3 2 1

Price: $1,066,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)

Agent Comments



2/13 Gladstone St KEW 3101 (REI/VG)

3 1 1

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

Agent Comments

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