

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

10 Lytton Street, Kew Vic 3101

Indicative selling price

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

Range between \$8,500,000 & \$8,800,000

Median sale price

Median price \$2,697,500 Property Type House Suburb Kew

Period - From 01/01/2025 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	12 Belmont Av KEW 3101	\$8,725,000	19/02/2026
2	25 Wrixon St KEW 3101	\$8,800,000	17/09/2025
3			

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:

04/03/2026 15:26



 5  4  4

Property Type: House (Res)
Land Size: 1189 sqm approx
Agent Comments

Indicative Selling Price
\$8,500,000 - \$8,800,000
Median House Price
Year ending December 2025: \$2,697,500

Comparable Properties



12 Belmont Av KEW 3101 (REI)

Agent Comments

 5  3  2

Price: \$8,725,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)
Land Size: 1050 sqm approx



25 Wrixon St KEW 3101 (REI/VG)

Agent Comments

 5  3  4

Price: \$8,800,000
Method: Private Sale
Date: 17/09/2025
Property Type: House (Res)
Land Size: 1858 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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