

# 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

144 Wellington Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,750,000 & \$2,950,000

### 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	37 Belmont Av KEW 3101	\$3,000,000	16/01/2026
2	8 Elgin St HAWTHORN 3122	\$3,050,000	10/11/2025
3	20 Stewart St HAWTHORN EAST 3123	\$2,950,000	04/10/2025

**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:

17/02/2026 14:27



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,750,000 - \$2,950,000  
**Median House Price**  
Year ending December 2025: \$2,697,500

## Comparable Properties



**37 Belmont Av KEW 3101 (REI)**

Agent Comments



**Price:** \$3,000,000  
**Method:** Private Sale  
**Date:** 16/01/2026  
**Property Type:** House (Res)  
**Land Size:** 432 sqm approx



**8 Elgin St HAWTHORN 3122 (REI/VG)**

Agent Comments



**Price:** \$3,050,000  
**Method:** Private Sale  
**Date:** 10/11/2025  
**Property Type:** House (Res)  
**Land Size:** 566 sqm approx



**20 Stewart St HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$2,950,000  
**Method:** Sold Before Auction  
**Date:** 04/10/2025  
**Property Type:** House (Res)  
**Land Size:** 355 sqm approx

Account - Marshall White | P: 03 9822 9999



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