

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

3/20 Highbury Grove, Kew Vic 3101

Indicative selling price

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

Range between \$790,000 & \$860,000

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	2/174 Cotham Rd KEW 3101	\$844,000	22/11/2025
2	1/50 Liddiard St HAWTHORN 3122	\$900,000	15/11/2025
3	4/82 Studley Park Rd KEW 3101	\$855,000	21/10/2025

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:

11/03/2026 21:13

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 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median Unit Price

December quarter 2025: \$849,500

Comparable Properties



2/174 Cotham Rd KEW 3101 (REI/VG)

Agent Comments

 2  2  1

Price: \$844,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Apartment



1/50 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  1  1

Price: \$900,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Apartment



4/82 Studley Park Rd KEW 3101 (REI/VG)

Agent Comments

 2  2  2

Price: \$855,000

Method: Private Sale

Date: 21/10/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511