

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

92 PARKHILL ROAD KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$4,880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,769,000

Property type

House

Suburb

Kew

Period-from

01 Feb 2025

to

31 Jan 2026

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 6 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

12 EVANS ROAD KEW VIC 3101	\$4,845,000	06-Sep-25
448 BARKERS ROAD HAWTHORN EAST VIC 3123	\$4,725,000	08-Nov-25
158 BARKERS ROAD HAWTHORN VIC 3122	\$4,940,000	28-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 25 February 2026

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12 EVANS ROAD KEW VIC 3101

Sold Price **\$4,845,000** Sold Date **06-Sep-25**

 3  1  2

Distance **1.07km**



448 BARKERS ROAD HAWTHORN EAST VIC 3123

Sold Price ^{RS} **\$4,725,000** ^{UN} Sold Date **08-Nov-25**

 5  3  2

Distance **1.23km**



158 BARKERS ROAD HAWTHORN VIC 3122

Sold Price **\$4,940,000** Sold Date **28-Oct-25**

 5  3  2

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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