

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

1/42 Westbrook Street, Kew East Vic 3102

Indicative selling price

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

Single price

\$895,000

Median sale price

Median price

\$1,002,000

Property Type

Unit

Suburb

Kew East

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	4/77 Harp Rd KEW EAST 3102	\$830,000	15/11/2025
2	3/57 Hartwood St KEW EAST 3102	\$807,000	11/10/2025
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:

19/02/2026 17:25



 2  1  4

Property Type: Unit
Land Size: 360 sqm approx

Agent Comments

Modernised with an effortless blend of space and style, this impressive two-bedroom residence delivers an exceptional balance of indoor and outdoor living within an exclusive block of just four homes.

Indicative Selling Price
\$895,000

Median Unit Price
December quarter 2025: \$1,002,000

Comparable Properties



4/77 Harp Rd KEW EAST 3102 (REI/VG)

Agent Comments

 2  1  1

Price: \$830,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit



3/57 Hartwood St KEW EAST 3102 (REI/VG)

Agent Comments

 2  1  1

Price: \$807,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit

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.