

# 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

63 Walpole 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

\$7,750,000

&

\$8,250,000

### Median sale price

Median price

\$2,697,500

Property Type

House

Suburb

Kew

Period - From

24/08/2025

to

23/02/2026

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
16 Molesworth St, Kew Vic	\$8,050,000	29/10/2025
12 Belmont Av, Kew Vic	\$8,725,000	19/02/2026

This Statement of Information was prepared on:

24/02/2026