

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

5/48 Belford Road, Kew East Vic 3102

Indicative selling price

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

Single price

\$755,000

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	2/30 Hartwood St KEW EAST 3102	\$700,000	04/12/2025
2	38/1245 Burke Rd KEW 3101	\$720,000	11/10/2025
3	12/39 Pakington St KEW 3101	\$720,000	20/09/2025

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:

19/02/2026 12:05



Property Type:
Agent Comments

Indicative Selling Price
\$755,000
Median Unit Price
December quarter 2025: \$1,002,000

Comparable Properties



2/30 Hartwood St KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 04/12/2025
Property Type: Apartment



38/1245 Burke Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Apartment



12/39 Pakington St KEW 3101 (REI/VG)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Apartment

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