

# 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 4/48 Belford Road, Kew East Vic 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$855,000

### 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	9/2 Malmsbury St KEW 3101	\$820,000	16/12/2025
2	3/92 Strathalbyn St KEW EAST 3102	\$890,000	09/12/2025
3	8/79-81 Earl St KEW 3101	\$820,000	20/11/2025

**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:

06/02/2026 12:52



Property Type:  
Agent Comments

Indicative Selling Price  
\$855,000  
Median Unit Price  
December quarter 2025: \$1,002,000

## Comparable Properties



9/2 Malmsbury St KEW 3101 (VG)

Agent Comments



Price: \$820,000  
Method: Sale  
Date: 16/12/2025  
Property Type: Retirement Village Individual Flat/Unit



3/92 Strathalbyn St KEW EAST 3102 (REI)

Agent Comments



Price: \$890,000  
Method: Sold Before Auction  
Date: 09/12/2025  
Property Type: Unit



8/79-81 Earl St KEW 3101 (REI)

Agent Comments



Price: \$820,000  
Method: Sold Before Auction  
Date: 20/11/2025  
Property Type: Townhouse (Res)

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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