

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 35 Westbrook Street, Kew East Vic 3102

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,330,000 Property Type House 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	537 High St KEW 3101	\$2,350,000	18/12/2025
2	1 Childers St KEW 3101	\$2,200,000	30/11/2025
3	48a Severn St BALWYN NORTH 3104	\$2,560,000	18/10/2025

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.~~

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Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

December quarter 2025: \$2,330,000



4 2 2

Rooms: 9

Property Type: House

Land Size: 419 sqm approx

Agent Comments

Comparable Properties



537 High St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$2,350,000

Method: Private Sale

Date: 18/12/2025

Property Type: House

Land Size: 431 sqm approx



1 Childers St KEW 3101 (REI)

Agent Comments

4 3 2

Price: \$2,200,000

Method: Private Sale

Date: 30/11/2025

Property Type: House

Land Size: 282 sqm approx



48a Severn St BALWYN NORTH 3104 (REI)

Agent Comments

4 3 2

Price: \$2,560,000

Method: Auction Sale

Date: 18/10/2025

Property Type: House (Res)

Land Size: 519 sqm approx

Account - Marshall White | P: 03 9822 9999