

# 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

9/6 Swinton Avenue, 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 \$900,000 & \$950,000

### Median sale price

Median price \$849,500 Property Type Unit Suburb Kew

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	7/6 Swinton Av KEW 3101	\$967,000	15/11/2025
2	32/17-25 Yarra St HAWTHORN 3122	\$960,000	22/10/2025
3	1/7 Lisson Gr HAWTHORN 3122	\$900,000	16/12/2025

**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:

23/02/2026 16:46

Mackenzie Field  
9810 5000  
0487 336 490  
MackenzieField@jellisrcraig.com.au



2   1   1

**Rooms: 4**  
**Property Type:** Apartment  
Agent Comments

**Indicative Selling Price**  
\$900,000 - \$950,000  
**Median Unit Price**  
December quarter 2025: \$849,500

## Comparable Properties



7/6 Swinton Av KEW 3101 (REI/VG)

Agent Comments

2   1   1

**Price:** \$967,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** Unit



32/17-25 Yarra St HAWTHORN 3122 (REI)

Agent Comments

3   2   2

**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 22/10/2025  
**Property Type:** Apartment



1/7 Lisson Gr HAWTHORN 3122 (REI)

Agent Comments

2   1   1

**Price:** \$900,000  
**Method:** Expression of Interest  
**Date:** 16/12/2025  
**Property Type:** Apartment

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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