

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

1/29 Clyde Street, Kew East Vic 3102

Indicative selling price

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

Range between \$1,350,000 & \$1,480,000

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	3/54 Maud St BALWYN NORTH 3104	\$1,480,000	04/12/2025
2	2/13 Irymple Av KEW EAST 3102	\$1,517,000	26/11/2025
3	3/8 Severn St BALWYN NORTH 3104	\$1,420,000	15/11/2025

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: 04/02/2026 15:17



 3  2  2

Property Type: House

[Agent Comments](#)

Comparable Properties



3/54 Maud St BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,480,000

Method: Auction Sale

Date: 04/12/2025

Property Type: Unit



2/13 Irymple Av KEW EAST 3102 (REI)

[Agent Comments](#)

 3  2  2

Price: \$1,517,000

Method: Auction Sale

Date: 26/11/2025

Property Type: Unit

Land Size: 267 sqm approx



3/8 Severn St BALWYN NORTH 3104 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,420,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Unit

Land Size: 280 sqm approx