

# 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

1/24 Strathalbyn Street, 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)

Range between

\$1,250,000

&

\$1,350,000

### Median sale price

Median price

\$965,000

Property Type

Unit

Suburb

Kew East

Period - From

01/01/2025

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	1/43 Hartwood St KEW EAST 3102	\$1,320,000	25/10/2025
2	1/20 Hamilton St KEW EAST 3102	\$1,270,000	11/10/2025
3			

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:

27/02/2026 09:30



3 2 2

**Property Type:** Villa  
**Land Size:** 300 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median Unit Price**  
Year ending December 2025: \$965,000

## Comparable Properties



1/43 Hartwood St KEW EAST 3102 (REI/VG)

**Agent Comments**

3 2 3

**Price:** \$1,320,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Unit



1/20 Hamilton St KEW EAST 3102 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$1,270,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** Unit

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.

Account - Marshall White | P: 03 9822 9999



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