

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

3/1 Mountain Grove, Kew Vic 3101

Indicative selling price

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

Range between \$1,950,000

&

\$2,100,000

Median sale price

Median price \$2,510,000

Property Type House

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	1/71 Wellington St KEW 3101	\$2,026,000	31/01/2026
2	6 Kent St KEW 3101	\$1,930,000	19/11/2025
3	2/24 Cecil St KEW 3101	\$2,168,888	23/09/2025

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:

24/02/2026 11:28



4 2 2

Property Type: Townhouse

[Agent Comments](#)

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median House Price

December quarter 2025: \$2,510,000

Comparable Properties



1/71 Wellington St KEW 3101 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,026,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Townhouse (Res)

Land Size: 322 sqm approx



6 Kent St KEW 3101 (REI/VG)

[Agent Comments](#)

4 2 1

Price: \$1,930,000

Method: Private Sale

Date: 19/11/2025

Property Type: House (Res)

Land Size: 431 sqm approx



2/24 Cecil St KEW 3101 (REI/VG)

[Agent Comments](#)

4 4 2

Price: \$2,168,888

Method: Private Sale

Date: 23/09/2025

Property Type: Townhouse (Res)

Account - Marshall White | P: 03 9822 9999