

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

38/2 Malmsbury St. Kew

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$775,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$685,000

*House

*Unit

x

Suburb

Kew

Period - From

Dec 2024

to

Nov 2025

Source

realestate.com.au

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. 69/2 Malmsbury St. Kew	\$755,000	18/8/2025
2. 64/2 Malmsbury St. Kew	\$760,000	08/05/225
3. 26/2 Malmsbury St. Kew	\$852,000	30/09/2024

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.~~