

## 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

1/9 HARTWOOD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,770,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,132,500

Property type

Unit

Suburb

Kew East

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

### 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 6 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 14A CLYDE STREET KEW EAST VIC 3102         | \$1,866,000 | 20-Jun-26 |
| 2/40 WINFIELD ROAD BALWYN NORTH VIC 3104   | \$1,880,000 | 03-Jul-26 |
| 3/18 RANGEVIEW GROVE BALWYN NORTH VIC 3104 | \$1,780,000 | 13-Apr-26 |

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 6 months.~~

This Statement of Information was prepared on: 06 August 2026



**14A CLYDE STREET KEW EAST VIC 3102** Sold Price <sup>RS</sup> **\$1,866,000** Sold Date **20-Jun-26**

3 2 2

Distance **0.24km**



**2/40 WINFIELD ROAD BALWYN NORTH VIC 3104** Sold Price <sup>RS</sup> **\$1,880,000** <sup>UN</sup> Sold Date **03-Jul-26**

5 4 2

Distance **4.46km**



**3/18 RANGEVIEW GROVE BALWYN NORTH VIC 3104** Sold Price <sup>RS</sup> **\$1,780,000** Sold Date **13-Apr-26**

4 3 2

Distance **1.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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