

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

49 Mary Street, Kew Vic 3101

Indicative selling price

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

Single price

\$3,680,000

Median sale price

Median price

\$2,580,000

Property Type

House

Suburb

Kew

Period - From

01/04/2026

to

30/06/2026

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	9 Laurel Ct HAWTHORN EAST 3123	\$3,425,000	29/08/2026
2	13 St Johns Pde KEW 3101	\$3,600,000	23/05/2026
3	101 Power St HAWTHORN 3122	\$3,760,000	09/05/2026

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:

17/09/2026 10:16



5 5 2

Property Type: House (Res)

Land Size: 583 sqm approx

Agent Comments

Indicative Selling Price

\$3,680,000

Median House Price

June quarter 2026: \$2,580,000

Comparable Properties



9 Laurel Ct HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 2

Price: \$3,425,000

Method: Auction Sale

Date: 29/08/2026

Property Type: House (Res)

Land Size: 620 sqm approx



13 St Johns Pde KEW 3101 (REI)

Agent Comments

4 2 3

Price: \$3,600,000

Method: Auction Sale

Date: 23/05/2026

Property Type: House (Res)

Land Size: 671 sqm approx



101 Power St HAWTHORN 3122 (REI)

Agent Comments

4 3 1

Price: \$3,760,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Account - Jellis Craig | P: 98305966