

# 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 4 Newman-morris Place, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,695,000

### Median sale price

Median price \$2,695,000

Property Type House

Suburb Kew

Period - From 26/03/2025

to 25/03/2026

Source Property Data

### 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	50 Denham St HAWTHORN 3122	\$2,730,000	21/03/2026
2	3 Cradley Av KEW 3101	\$2,700,000	04/12/2025
3	11 Dunlop Av KEW 3101	\$2,760,000	22/11/2025

**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:

26/03/2026 11:09



 4   
  2   
  3

**Property Type:** House  
**Land Size:** 512 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,695,000

**Median House Price**  
 26/03/2025 - 25/03/2026: \$2,695,000

## Comparable Properties



50 Denham St HAWTHORN 3122 (REI)

Agent Comments

 4   
  2   
  1

**Price:** \$2,730,000  
**Method:** Auction Sale  
**Date:** 21/03/2026  
**Property Type:** House (Res)  
**Land Size:** 412 sqm approx



3 Cradley Av KEW 3101 (REI/VG)

Agent Comments

 5   
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  4

**Price:** \$2,700,000  
**Method:** Sold Before Auction  
**Date:** 04/12/2025  
**Property Type:** House (Res)  
**Land Size:** 828 sqm approx



11 Dunlop Av KEW 3101 (REI/VG)

Agent Comments

 4   
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**Price:** \$2,760,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 639 sqm approx

Account - Marshall White | P: 03 9822 9999



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