

# 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

76 Harp Road, 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 \$3,495,000

### 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 | 126 Normanby Rd KEW EAST 3102  | \$3,600,000 | 06/12/2025   |
| 2 | 18 Davis St KEW 3101           | \$3,600,000 | 08/11/2025   |
| 3 | 14 Goldthorns Av KEW 3101      | \$3,560,000 | 05/11/2025   |

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:

16/03/2026 09:56



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**Property Type:** House (Res)

**Land Size:** 684 sqm approx

Agent Comments

## Comparable Properties



**126 Normanby Rd KEW EAST 3102 (REI/VG)**

Agent Comments

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  3
  3

**Price:** \$3,600,000

**Method:** Sold Before Auction

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**18 Davis St KEW 3101 (REI)**

Agent Comments

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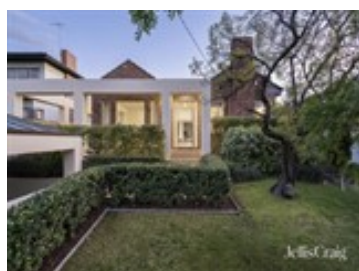
**Price:** \$3,600,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 591 sqm approx



**14 Goldthorns Av KEW 3101 (REI/VG)**

Agent Comments

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  2
  2

**Price:** \$3,560,000

**Method:** Sold Before Auction

**Date:** 05/11/2025

**Property Type:** House (Res)

**Land Size:** 817 sqm approx