

# 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

Range between

\$3,200,000

&

\$3,500,000

### Median sale price

Median price

\$2,672,500

Property Type

House

Suburb

Kew

Period - From

01/07/2025

to

30/09/2025

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 5 Majella Ct KEW 3101        | \$3,400,000 | 22/09/2025   |
| 2                              |             |              |
| 3                              |             |              |

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:

08/01/2026 10:35



4



3



2

**Property Type:** House (Res)

**Land Size:** 684 sqm approx

[Agent Comments](#)

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**Indicative Selling Price**

\$3,200,000 - \$3,500,000

**Median House Price**

September quarter 2025: \$2,672,500

## Comparable Properties



**5 Majella Ct KEW 3101 (REI/VG)**



3



2



2

[Agent Comments](#)

**Price:** \$3,400,000

**Method:** Private Sale

**Date:** 22/09/2025

**Property Type:** House (Res)

**Land Size:** 844 sqm approx

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.

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511