

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

3a Denmark Street, Kew VIC 3101

Indicative selling price

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

Range between &

Median sale price

| | | | | | |
|---------------|--|---------------|---|--------|-----------------------------------|
| Median price | <input type="text" value="\$2,697,500"/> | Property Type | <input type="text" value="House"/> | Suburb | <input type="text" value="Kew"/> |
| Period - From | <input type="text" value="16/07/2025"/> | to | <input type="text" value="15/01/2026"/> | Source | <input type="text" value="pdol"/> |

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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 74 Derby St, KEW Vic | \$1,530,000 | 22/11/2025 |
| 1/181 Barkers Rd, Kew Vic | \$1,400,000 | 23/08/2025 |
| 332 Barkers Rd, Hawthorn Vic | \$1,510,000 | 04/10/2025 |

This Statement of Information was prepared on:



3 2 0

Property Type: House
Davide Lettieri
0388624982
0414 018 707
davide.lettieri@marshallwhite.com.au
Indicative Selling Price
\$1,400,000 - \$1,540,000
Median House Price
Year ending January 2026: \$2,697,500

Comparable Properties



74 Derby St, KEW Vic

3 1 1

Price: \$1,530,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House
Land Size:



1/181 Barkers Rd, Kew Vic

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 23/08/2025
Property Type: House
Land Size:



332 Barkers Rd, Hawthorn Vic

3 2 3

Price: \$1,510,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House
Land Size:

Account - Marshall White - Hawthorn | P: 98229999