

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

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$2,697,500

Property Type

House

Suburb

Kew

Period - From

16/07/2025

to

15/01/2026

Source

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:

16/01/2026

3a Denmark Street, Kew VIC 3101



3 2 0

Property Type: House

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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