

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

16/1245 BURKE ROAD KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Kew

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

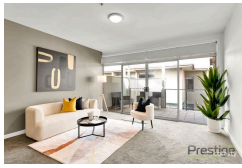
Date of sale

30/1245 BURKE ROAD KEW VIC 3101	\$622,000	21-Jul-25
304/200 WHITEHORSE ROAD BALWYN VIC 3103	\$630,000	31-Jul-25
13/204 WHITEHORSE ROAD BALWYN VIC 3103	\$622,000	09-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 07 November 2025



30/1245 BURKE ROAD KEW VIC 3101

 2  2  1

Sold Price

\$622,000

Sold Date

21-Jul-25

Distance

0km



304/200 WHITEHORSE ROAD BALWYN VIC 3103

 2  2  1

Sold Price

\$630,000

Sold Date

31-Jul-25

Distance

1.51km



13/204 WHITEHORSE ROAD BALWYN VIC 3103

 2  2  1

Sold Price

\$622,000

Sold Date

09-Jul-25

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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