Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 05/11/2026

Property offered for sale

Address
Including suburb and postcode: 97 Harp Road, Kew East Vic 3102

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	113	661

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $1,850,000 & $1,950,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $2,200,000 | Property type House | Suburb Kew East

Period: from 05/11/2025 to 04/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	19 Violet Gr KEW EAST 3102		
Sale price	$1,767,000	Date of sale	24/10/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	3	132	588

Comparable property 2

Address	37 Westbrook St KEW EAST 3102		
Sale price	$2,050,000	Date of sale	21/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	3	1	2	140	836

Comparable property 3

Address	7 Woolcock Av KEW EAST 3102		
Sale price	$1,780,000	Date of sale	20/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	3	1	1	N/A	689

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=b2ea4f4cd1738080bedcf916123c4f79

97 Harp Road, Kew East Vic 3102



3 1 2

Property Type: House
Land Size: 661 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
05/11/2025 - 04/11/2026: $2,200,000

Comparable Properties



19 Violet Gr KEW EAST 3102 (REI)

3 1 3

Price: $1,767,000
Method: Auction Sale
Date: 24/10/2026
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments



37 Westbrook St KEW EAST 3102 (REI)

3 1 2

Price: $2,050,000
Method: Sold Before Auction
Date: 21/08/2026
Property Type: House
Land Size: 836 sqm approx

Agent Comments



7 Woolcock Av KEW EAST 3102 (REI)

3 1 1

Price: $1,780,000
Method: Private Sale
Date: 20/08/2026
Property Type: House (Res)
Land Size: 689 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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