

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

21/3 STUDLEY PARK 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

\$149,000

&

\$155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,500

Property type

Unit

Suburb

Kew

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

101/89-93 HIGH STREET SOUTH KEW VIC 3101	\$165,000	17-Dec-24
5S/5-9 STUDLEY PARK ROAD KEW VIC 3101	\$231,000	14-Feb-24
78/1 PRINCESS STREET KEW VIC 3101	\$231,000	29-Feb-24

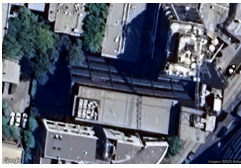
OR

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: 23 April 2025



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**101/89-93 HIGH STREET SOUTH
KEW VIC 3101**

- - -

Sold Price **\$165,000** Sold Date **17-Dec-24**

Distance **0.03km**



**5S/5-9 STUDLEY PARK ROAD KEW
VIC 3101**

1 - -

Sold Price **\$231,000** Sold Date **14-Feb-24**

Distance **0.05km**



**78/1 PRINCESS STREET KEW VIC
3101**

1 - -

Sold Price

Sold Date **29-Feb-24**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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