

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

2/501 High Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$1,340,000 Property Type Townhouse Suburb Kew

Period - From 27/01/2024 to 26/01/2025 Source Property Data

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/10 Oswin St KEW EAST 3102	\$1,220,000	10/08/2024
2	2/184 Brougham St KEW 3101	\$1,200,000	31/07/2024
3	42B Eglinton St KEW 3101	\$1,250,000	27/07/2024

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 six months.~~

This Statement of Information was prepared on: 27/01/2025 17:55



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
27/01/2024 - 26/01/2025: \$1,340,000

Comparable Properties



1/10 Oswin St KEW EAST 3102 (REI/VG)

Agent Comments

3 2 2

Price: \$1,220,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit



2/184 Brougham St KEW 3101 (REI/VG)

Agent Comments

2 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 31/07/2024
Property Type: Townhouse (Res)



42B Eglinton St KEW 3101 (REI)

Agent Comments

3 1 1

Price: \$1,250,000
Method: Private Sale
Date: 27/07/2024
Property Type: Townhouse (Single)
Land Size: 159 sqm approx

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