

# 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

3/31 Strathalbyn Street, Kew East Vic 3102
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,380,000
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 & 

\$1,400,000
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### Median sale price

Median price 

\$1,366,000
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 Property Type 

Townhouse
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 Suburb 

Kew East
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Period - From 

20/01/2024
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 to 

19/01/2025
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 Source 

Property Data
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### 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	5 Park La KEW 3101	\$1,400,000	07/12/2024
2	2/54 Sackville St KEW 3101	\$1,400,000	15/11/2024
3	1/1217 Burke Rd KEW 3101	\$1,400,000	07/11/2024

**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: 

20/01/2025 10:13
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