

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

49 Malin Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$2,810,000

Property Type House

Suburb Kew

Period - From 01/07/2024

to

30/09/2024

Source REIV

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 Elgin St HAWTHORN 3122	\$3,100,000	19/10/2024
2	882 Glenferrie Rd KEW 3101	\$3,200,000	27/06/2024
3	13 King St BALWYN 3103	\$2,895,000	15/06/2024

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:

01/11/2024 15:58



3 2 2

Property Type: House
Land Size: 715 sqm approx
Agent Comments
715sq approx

Indicative Selling Price
\$2,900,000 - \$3,100,000
Median House Price
September quarter 2024: \$2,810,000

Comparable Properties



1 Elgin St HAWTHORN 3122 (REI)

4 1 1

Agent Comments
682sqm

Price: \$3,100,000
Method: Sold Before Auction
Date: 19/10/2024
Property Type: House (Res)



882 Glenferrie Rd KEW 3101 (REI/VG)

7 4 3

Agent Comments

Price: \$3,200,000
Method: Private Sale
Date: 27/06/2024
Property Type: House (Res)
Land Size: 1115 sqm approx



13 King St BALWYN 3103 (REI/VG)

3 1 4

Agent Comments

Price: \$2,895,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 773 sqm approx

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