

# 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

8 Wellington Street, Kew Vic 3101

### Indicative selling price

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

Range between \$1,950,000

&

\$2,145,000

### Median sale price

Median price \$2,590,000

Property Type House

Suburb Kew

Period - From 01/04/2024

to 30/06/2024

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	133 Willsmere Rd KEW 3101	\$1,950,000	14/08/2024
2	112 Eglinton St KEW 3101	\$2,270,000	22/06/2024
3	10 Linnaker Pl KEW 3101	\$2,170,000	03/06/2024

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:

30/09/2024 16:55



3   2   1

**Property Type:** House (Res)  
**Land Size:** 490 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,950,000 - \$2,145,000  
**Median House Price**  
June quarter 2024: \$2,590,000

Comparable Properties



133 Willsmere Rd KEW 3101 (REI)

**Agent Comments**

3   2   2

**Price:** \$1,950,000  
**Method:** Private Sale  
**Date:** 14/08/2024  
**Property Type:** House  
**Land Size:** 755 sqm approx



112 Eglinton St KEW 3101 (REI/VG)

**Agent Comments**

3   2   1

**Price:** \$2,270,000  
**Method:** Sold Before Auction  
**Date:** 22/06/2024  
**Property Type:** House (Res)  
**Land Size:** 370 sqm approx



10 Linnaker PI KEW 3101 (REI/VG)

**Agent Comments**

4   3   2

**Price:** \$2,170,000  
**Method:** Sold Before Auction  
**Date:** 03/06/2024  
**Property Type:** House (Res)  
**Land Size:** 366 sqm approx

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088