

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

ADDRESS AVAILABLE ON
REQUEST, Kew East Vic 3102

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,366,000 Property Type Townhouse Suburb Kew East

Period - From 08/01/2024 to 07/01/2025 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	2/28 Abercrombie St DEEPDENE 3103	\$1,701,000	23/11/2024
2	2/68 Walpole St KEW 3101	\$1,750,000	14/11/2024
3	11/68 Walpole St KEW 3101	\$1,760,000	13/11/2024

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: 08/01/2025 10:31

ADDRESS AVAILABLE ON

REQUEST, Kew East Vic 3102



Property Type:
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median Townhouse Price
08/01/2024 - 07/01/2025: \$1,366,000

Comparable Properties



2/28 Abercrombie St DEEPDENE 3103 (REI)

Agent Comments

3 2 2

Price: \$1,701,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)



2/68 Walpole St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,750,000
Method: Private Sale
Date: 14/11/2024
Property Type: Townhouse (Single)



11/68 Walpole St KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$1,760,000
Method: Expression of Interest
Date: 13/11/2024
Property Type: Townhouse (Res)

Account - McGrath Doncaster | P: 03 8822 6188



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