

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

2/64 Studley Park Road, Kew Vic 3101

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$790,000 Property Type Unit Suburb Kew

Period - From 01/01/2024 to 31/12/2024 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	2/93 Princess St KEW 3101	\$885,000	05/10/2024
2	3/40 Carson St KEW 3101	\$920,000	24/09/2024
3			

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:

07/02/2025 10:42

Luke Saville
0437 720 806
lukesaville@theagency.com.au



 3  1  2

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median Unit Price
Year ending December 2024: \$790,000

Comparable Properties



2/93 Princess St KEW 3101 (REI/VG)

Agent Comments

 3  1  1

Price: \$885,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Townhouse (Res)



3/40 Carson St KEW 3101 (REI/VG)

Agent Comments

 3  1  1

Price: \$920,000
Method: Private Sale
Date: 24/09/2024
Property Type: Townhouse (Single)

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.

Account - The Agency Victoria | P: 03 8578 0388



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