

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

99 Disraeli Street, Kew Vic 3101

Indicative selling price

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

Range between \$3,960,000

&

\$4,260,000

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	4 Rossfield Av KEW 3101	\$4,200,000	20/11/2024
2	136 Peel St KEW 3101	\$4,055,000	10/10/2024
3	17 Davis St KEW 3101	\$4,010,000	31/08/2024

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:

02/12/2024 09:51



4 4 2

Property Type: House (Res)
Land Size: 559 sqm approx
Agent Comments

Indicative Selling Price
\$3,960,000 - \$4,260,000
Median House Price
September quarter 2024: \$2,810,000

Comparable Properties



4 Rossfield Av KEW 3101 (REI)

Agent Comments

4 3 2

Price: \$4,200,000
Method: Auction Sale
Date: 20/11/2024
Property Type: House (Res)



136 Peel St KEW 3101 (REI)

Agent Comments

4 3 2

Price: \$4,055,000
Method: Private Sale
Date: 10/10/2024
Property Type: House
Land Size: 592 sqm approx



17 Davis St KEW 3101 (REI/VG)

Agent Comments

5 3 2

Price: \$4,010,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 795 sqm approx

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



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