

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

46 Stawell Street, Kew Vic 3101

Indicative selling price

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

Single price

\$3,850,000

Median sale price

Median price

\$2,752,000

Property Type

House

Suburb

Kew

Period - From

01/01/2023

to

31/03/2023

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 Yarravale Rd KEW 3101	\$3,805,000	25/02/2023
2	24 Wills St KEW 3101	\$3,770,000	12/12/2022
3	24 Carson St KEW 3101	\$3,750,000	05/05/2023

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:

28/05/2023 09:50



4
 3
 2

Rooms: Rumpus/ bedroom 5

Property Type: House (Res)

Land Size: 648 sqm approx

Agent Comments

Spectacular views from upstairs living/ kitchen, self cleaning pool / gas & solar heated pool & spa

Indicative Selling Price

\$3,850,000

Median House Price

March quarter 2023: \$2,752,000

Comparable Properties



1 Yarravale Rd KEW 3101 (REI)

Agent Comments

5
 2
 2

Price: \$3,805,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)

Land Size: 679 sqm approx



24 Wills St KEW 3101 (REI/VG)

Agent Comments

5
 3
 3

Price: \$3,770,000

Method: Private Sale

Date: 12/12/2022

Property Type: House

Land Size: 789 sqm approx



24 Carson St KEW 3101 (REI)

Agent Comments

4
 2
 2

Price: \$3,750,000

Method: Sold Before Auction

Date: 05/05/2023

Property Type: House (Res)

Land Size: 652 sqm approx

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