

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

2/501 High Street, Kew Vic 3101

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$2,755,000

Property Type

House

Suburb

Kew

Period - From

03/02/2024

to

02/02/2025

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	10/44 High St.S KEW 3101	\$1,100,000	22/08/2024
2	10/44 High St KEW 3101	\$1,100,000	13/08/2024
3	4/163 Derby St KEW 3101	\$1,111,000	10/08/2024

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:

03/02/2025 10:06



3 2 2

Property Type: Townhouse
(Single)
Land Size: 164 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
03/02/2024 - 02/02/2025: \$2,755,000

Comparable Properties



10/44 High St.S KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 22/08/2024
Property Type: Townhouse (Single)



10/44 High St KEW 3101 (VG)

Agent Comments

2 - -

Price: \$1,100,000
Method: Sale
Date: 13/08/2024
Property Type: Flat/Unit/Apartment (Res)



4/163 Derby St KEW 3101 (REI/VG)

Agent Comments

3 1 1

Price: \$1,111,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

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



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