

# 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

15 Murphy Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,500,000

&

\$2,650,000

### 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	8 Cypress Way KEW 3101	\$2,550,000	16/07/2024
2	58 Mary St RICHMOND 3121	\$2,600,000	18/05/2024
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:

16/10/2024 10:31

Lana Samuels  
9645 9699  
0435 165 633

lana@whitefoxrealestate.com.au

**Indicative Selling Price**

\$2,500,000 - \$2,650,000

**Median House Price**

September quarter 2024: \$2,810,000



 4  2  2

**Property Type:** House (Res)

**Land Size:** 484 sqm approx

Agent Comments

## Comparable Properties



**8 Cypress Way KEW 3101 (REI/VG)**

Agent Comments

 4  4  2

**Price:** \$2,550,000

**Method:** Private Sale

**Date:** 16/07/2024

**Property Type:** House

**Land Size:** 510 sqm approx



**58 Mary St RICHMOND 3121 (REI/VG)**

Agent Comments

 4  3  2

**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 233 sqm approx

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.