





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 1/8 STATION STREET, KEW EAST, VIC







**Indicative Selling Price** 

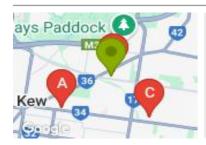
For the meaning of this price see consumer.vic.au/underquoting

\$1,430,000

Single Price:

Provided by: BEI CHENG, Stockdale & Leggo Balwyn

### **MEDIAN SALE PRICE**



## **KEW EAST, VIC, 3102**

**Suburb Median Sale Price (House)** 

\$2,165,000

01 April 2024 to 31 March 2025

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



4 KENT ST, KEW, VIC 3101







Sale Price

\$1,450,000

Sale Date: 30/11/2024

Distance from Property: 1.6km





121A NORMANBY RD, KEW EAST, VIC 3102







Sale Price

\$1,500,000

Sale Date: 07/09/2024

Distance from Property: 131m





2/9 MEADOW GR, DEEPDENE, VIC 3103







**Sale Price** 

\*\$1.405.000

Sale Date: 17/05/2025

Distance from Property: 1.6km



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

### Property offered for sale

	Address		
Including	suburb and		
	postcode		

1/8 STATION STREET, KEW EAST, VIC 3102

### Indicative selling price

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

### Median sale price

Median price	\$2,165,000	Property type	House	Suburb	KEW EAST
Period	01 April 2024 to 31 March 2025		Source	pricefinder	

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 KENT ST, KEW, VIC 3101	\$1,450,000	30/11/2024
121A NORMANBY RD, KEW EAST, VIC 3102	\$1,500,000	07/09/2024
2/9 MEADOW GR, DEEPDENE, VIC 3103	*\$1,405,000	17/05/2025

This Statement of Information was prepared on:

19/06/2025

