

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

8/1289 Burke Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,290,000

&

\$1,370,000

Median sale price

Median price \$2,760,000

Property Type House

Suburb Kew

Period - From 01/10/2024

to

31/12/2024

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	2/31 Strathalbyn St KEW EAST 3102	\$1,310,000	03/10/2024
2	8 Belmore Rd BALWYN 3103	\$1,373,888	30/11/2024
3	2/54 Sackville St KEW 3101	\$1,400,000	15/11/2024

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:

03/03/2025 09:27

8/1289 Burke Road, Kew Vic 3101



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,290,000 - \$1,370,000

Median House Price

December quarter 2024: \$2,760,000



4 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/31 Strathalbyn St KEW EAST 3102 (REI/VG)

Agent Comments

3 2 2

Price: \$1,310,000

Method: Private Sale

Date: 03/10/2024

Property Type: Townhouse (Res)



8 Belmore Rd BALWYN 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$1,373,888

Method: Auction Sale

Date: 30/11/2024

Property Type: Townhouse (Single)

Land Size: 309 sqm approx



2/54 Sackville St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Sold Before Auction

Date: 15/11/2024

Property Type: Townhouse (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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