

# 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

90 Sackville Street, Kew Vic 3101

### Indicative selling price

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

Range between \$4,900,000

&

\$5,390,000

### Median sale price

Median price \$2,775,000

Property Type House

Suburb Kew

Period - From 01/04/2025

to

30/06/2025

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 | 10 Hepburn St HAWTHORN 3122    | \$5,780,000 | 23/08/2025   |
| 2 | 38 Sackville St KEW 3101       | \$5,000,000 | 16/08/2025   |
| 3 | 29 The Ridge CANTERBURY 3126   | \$5,000,000 | 31/05/2025   |

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:

02/10/2025 09:46



5   3   4

**Property Type:** House  
**Land Size:** 697 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,900,000 - \$5,390,000  
**Median House Price**  
June quarter 2025: \$2,775,000

Comparable Properties



**10 Hepburn St HAWTHORN 3122 (REI)**

4   2   2

**Price:** \$5,780,000  
**Method:**  
**Date:** 23/08/2025  
**Property Type:** House

**Agent Comments**  
778sqm



**38 Sackville St KEW 3101 (REI)**

4   4   2

**Price:** \$5,000,000  
**Method:**  
**Date:** 16/08/2025  
**Property Type:** House

**Agent Comments**  
750sqm



**29 The Ridge CANTERBURY 3126 (REI)**

3   3   2

**Price:** \$5,000,000  
**Method:** Auction Sale  
**Date:** 31/05/2025  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx

**Agent Comments**