

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

108 Eglinton Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,580,000

Property Type House

Suburb Kew

Period - From 01/04/2026

to

30/06/2026

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	41 Davis St KEW 3101	\$2,600,000	24/06/2026
2	35 Main Dr KEW 3101	\$2,710,000	13/04/2026
3	31 Marshall Av KEW 3101	\$2,725,000	31/03/2026

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:

07/09/2026 10:58



4 2 1

Property Type: House (Res)

Land Size: 409 sqm approx

Agent Comments

Comparable Properties



41 Davis St KEW 3101 (REI)

Agent Comments

4 1 -

Price: \$2,600,000

Method: Private Sale

Date: 24/06/2026

Property Type: House (Res)



35 Main Dr KEW 3101 (REI)

Agent Comments

5 4 2

Price: \$2,710,000

Method: Private Sale

Date: 13/04/2026

Property Type: House

Land Size: 785 sqm approx



31 Marshall Av KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$2,725,000

Method: Private Sale

Date: 31/03/2026

Property Type: House (Res)

Land Size: 700 sqm approx