

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 Hamilton Street, Kew East Vic 3102

Indicative selling price

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

Range between

\$2,150,000

&

\$2,350,000

Median sale price

Median price

\$2,302,500

Property Type

House

Suburb

Kew East

Period - From

01/01/2024

to

31/03/2024

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	10 Windella Av KEW EAST 3102	\$2,400,000	18/05/2024
2	40 Ramsay Av KEW EAST 3102	\$2,375,000	07/02/2024
3	4 Birdwood St KEW EAST 3102	\$2,230,000	18/03/2024

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:

27/05/2024 11:26

15 Hamilton Street, Kew East Vic 3102



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,150,000 - \$2,350,000

Median House Price

March quarter 2024: \$2,302,500

Comparable Properties



10 Windella Av KEW EAST 3102 (REI)

Agent Comments

 4  2  2

Price: \$2,400,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)

Land Size: 697 sqm approx



40 Ramsay Av KEW EAST 3102 (REI/VG)

Agent Comments

 3  1  2

Price: \$2,375,000

Method: Auction Sale

Date: 07/02/2024

Property Type: House (Res)

Land Size: 689 sqm approx



4 Birdwood St KEW EAST 3102 (REI)

Agent Comments

 4  2  2

Price: \$2,230,000

Method: Sold Before Auction

Date: 18/03/2024

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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