

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

154 Wellington Street, Kew Vic 3101

Indicative selling price

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

Range between \$4,100,000 & \$4,500,000

Median sale price

Median price \$2,754,000 Property Type House Suburb Kew

Period - From 16/04/2023 to 15/04/2024 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	35 Macartney Av KEW 3101	\$4,530,000	21/10/2023
2	59 Strathalbyn St KEW EAST 3102	\$4,323,000	09/12/2023
3	8 High St.S KEW 3101	\$4,205,000	23/03/2024

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:

16/04/2024 10:02

154 Wellington Street, Kew Vic 3101



4 2 3

Property Type: House (Res)
Land Size: 694 sqm approx
Agent Comments

Indicative Selling Price
\$4,100,000 - \$4,500,000
Median House Price
16/04/2023 - 15/04/2024: \$2,754,000

Comparable Properties



35 Macartney Av KEW 3101 (REI/VG)

Agent Comments

5 3 2

Price: \$4,530,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 732 sqm approx



59 Strathalbyn St KEW EAST 3102 (REI/VG)

Agent Comments

5 3 2

Price: \$4,323,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 836 sqm approx



8 High St.S KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$4,205,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 870 sqm approx

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



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