

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

159 Wellington Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,825,000 Property Type House Suburb Kew

Period - From 01/01/2023 to 31/12/2023 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	14 Hamilton St KEW EAST 3102	\$2,685,000	01/12/2023
2	9 Abercrombie St DEEPDENE 3103	\$2,605,000	16/03/2024
3	157 Derby St KEW 3101	\$2,400,000	03/11/2023

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.~~

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Property Type: House (Res)

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
Year ending December 2023: \$2,825,000

Comparable Properties



14 Hamilton St KEW EAST 3102 (VG)

Agent Comments

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Price: \$2,685,000

Method: Sale

Date: 01/12/2023

Property Type: House (Res)

Land Size: 715 sqm approx



9 Abercrombie St DEEPDENE 3103 (REI)

Agent Comments

3 1 2

Price: \$2,605,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 645 sqm approx



157 Derby St KEW 3101 (VG)

Agent Comments

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Land area: 418 m

Price: \$2,400,000

Method: Sale

Date: 03/11/2023

Property Type: House (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511