

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

2 Ferguson Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,760,000

Property Type House

Suburb Kew

Period - From 01/04/2024

to 31/03/2025

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	1 Highbury Gr KEW 3101	\$1,850,000	05/04/2025
2	23 Gordon St FAIRFIELD 3078	\$1,855,000	29/03/2025
3	62 Eglinton St KEW 3101	\$1,920,000	01/03/2025

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:

29/04/2025 17:23

2 Ferguson Street, Kew Vic 3101

**Jellis
Craig**

Geordie Dixon
03 9810 5090
0418 588 399

geordiedixon@jellisrcraig.com.au

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending March 2025: \$2,760,000



4 2 2

Rooms: 7

Property Type: House

Comparable Properties



1 Highbury Gr KEW 3101 (REI)

Agent Comments

4 2 1

Price: \$1,850,000

Method: Auction Sale

Date: 05/04/2025

Property Type: House (Res)



23 Gordon St FAIRFIELD 3078 (REI)

Agent Comments

2 1 2

Price: \$1,855,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)



62 Eglinton St KEW 3101 (REI/VG)

Agent Comments

4 2 -

Price: \$1,920,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 232 sqm approx

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



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