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

CONSUMER AFFAIRS VICTORIA

2 Ferguson Street, Kew Vic 3101

Geordie Dixon
03 9810 5090
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4   **2**   **2**

Rooms: 7
Property Type: House

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
Year ending March 2025: $2,760,000

Comparable Properties

1 Highbury Gr KEW 3101 (REI)

4   **2**   **1**

Price: $1,850,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)

Agent Comments

23 Gordon St FAIRFIELD 3078 (REI)

2   **1**   **2**

Price: $1,855,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments

62 Eglinton St KEW 3101 (REI/VG)

4   **2**   **-**

Price: $1,920,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 232 sqm approx

Agent Comments

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