

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

25 Edward Street, Kew Vic 3101

Indicative selling price

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

Range between \$6,700,000 & \$7,200,000

Median sale price

Median price \$2,800,000 Property Type House Suburb Kew

Period - From 12/12/2022 to 11/12/2023 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	6 Edward St KEW 3101	\$7,480,000	30/11/2023
2	22 Edward St KEW 3101	\$7,400,000	20/11/2023
3			

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: 12/12/2023 11:37



4 2 2

Rooms: 8
Property Type:
Land Size: 1165 sqm approx
Agent Comments

Indicative Selling Price
\$6,700,000 - \$7,200,000
Median House Price
12/12/2022 - 11/12/2023: \$2,800,000

Comparable Properties



6 Edward St KEW 3101 (REI)

Agent Comments

- - -

Price: \$7,480,000
Method: Private Sale
Date: 30/11/2023
Property Type: Land
Land Size: 1216 sqm approx



22 Edward St KEW 3101 (REI)

Agent Comments

6 4 6

Price: \$7,400,000
Method: Private Sale
Date: 20/11/2023
Property Type: House (Res)
Land Size: 11199 sqm approx

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.