

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

3/8 Duke Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,215,000

Property Type Townhouse

Suburb Kew

Period - From 26/05/2024

to

25/05/2025

Source Property Data

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	1/23 Walpole St KEW 3101	\$1,170,000	22/05/2025
2	32a Elm Gr KEW EAST 3102	\$1,168,000	27/03/2025
3	1/25 Peel St KEW 3101	\$1,135,000	15/03/2025

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:

26/05/2025 17:03

3/8 Duke Street, Kew Vic 3101



 3  3  2

Rooms: 6
Property Type: Townhouse
Land Size: 244.196 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median Townhouse Price
26/05/2024 - 25/05/2025: \$1,215,000

Comparable Properties



1/23 Walpole St KEW 3101 (REI)

Agent Comments

 3  2  2

Price: \$1,170,000
Method: Sold Before Auction
Date: 22/05/2025
Property Type: Townhouse (Res)



32a Elm Gr KEW EAST 3102 (REI)

Agent Comments

 3  1  2

Price: \$1,168,000
Method: Private Sale
Date: 27/03/2025
Property Type: House



1/25 Peel St KEW 3101 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,135,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Account - Noel Jones | **P:** 03 98487888 | **F:** 03 98487472



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