

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

4/6 Mackie Court, Kew Vic 3101

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$715,000

Property Type Unit

Suburb Kew

Period - From 01/01/2025

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	5/6 Mackie Ct KEW 3101	\$851,000	03/03/2025
2	3/6 Mackie Ct KEW 3101	\$831,000	22/02/2025
3	1/13 Belmont Av KEW 3101	\$780,000	01/02/2025

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:

29/05/2025 11:01



2 1 1

Property Type: Ground Floor
Apartment

Agent Comments

Study Nook, Lock Up Garage, Laundry / Storage Room on title

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

March quarter 2025: \$715,000

Comparable Properties

5/6 Mackie Ct KEW 3101 (REI/VG)

2 1 1

Agent Comments

SOLD OFF MARKET

Price: \$851,000

Method: Private Sale

Date: 03/03/2025

Property Type: Apartment



3/6 Mackie Ct KEW 3101 (REI/VG)

2 1 1

Agent Comments

Price: \$831,000

Method: Auction Sale

Date: 22/02/2025

Property Type: Unit



1/13 Belmont Av KEW 3101 (REI/VG)

2 1 1

Agent Comments

Price: \$780,000

Method: Auction Sale

Date: 01/02/2025

Property Type: Unit

Account - RT Edgar | P: 03 9826 1000