

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

4/78 Studley Park Road, Kew Vic 3101

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$780,000

Property Type Unit

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	3/12 Rochester St KEW 3101	\$775,000	03/04/2025
2	5/2 Stevenson St KEW 3101	\$680,000	24/02/2025
3	4/7 Vaughan Cr KEW 3101	\$750,000	17/02/2025

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:

07/05/2025 08:52

4/78 Studley Park Road, Kew Vic 3101



David Macmillan
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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending March 2025: \$780,000



2 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



3/12 Rochester St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$775,000

Method: Sold Before Auction

Date: 03/04/2025

Property Type: Apartment



5/2 Stevenson St KEW 3101 (REI/VG)

Agent Comments

2 1 2

Price: \$680,000

Method: Private Sale

Date: 24/02/2025

Property Type: Apartment



4/7 Vaughan Cr KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000

Method: Sold Before Auction

Date: 17/02/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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