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	79 Tennyson Street, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$2,500,000	Pro	perty Type	House		Suburb	Kew
Period - From	01/10/2023	to	31/12/2023		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	29 Derby St KEW 3101	\$1,882,000	24/02/2024
2	8 Union St KEW 3101	\$1,675,000	17/02/2024
3	99 Pakington St KEW 3101	\$1,525,000	20/10/2023

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:	27/02/2024 13:32













Property Type: House (Previously

Occupied - Detached) Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price \$1,550,000 - \$1,695,000 **Median House Price**

December quarter 2023: \$2,500,000

Comparable Properties



29 Derby St KEW 3101 (REI)

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Agent Comments

Price: \$1,882,000 Method: Auction Sale Date: 24/02/2024

Property Type: House (Res) Land Size: 539 sqm approx



8 Union St KEW 3101 (REI)







Price: \$1,675,000 Method: Auction Sale Date: 17/02/2024

Property Type: House (Res)

Agent Comments

Agent Comments



99 Pakington St KEW 3101 (VG)

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Price: \$1,525,000 Method: Sale Date: 20/10/2023

Property Type: House - Attached House N.E.C.

Land Size: 425 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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