

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 93 Stevenson Street, Kew Vic 3101

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,825,000 Property Type House Suburb Kew

Period - From 01/01/2023 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	20 Valentine Av KEW 3101	\$3,270,000	13/10/2023
2	100 Stevenson St KEW 3101	\$3,161,000	28/10/2023
3	40 Yarravale Rd KEW 3101	\$3,050,000	10/02/2024

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: 18/03/2024 11:15



3 2 2

Property Type: House
Land Size: 608 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,000,000 - \$3,300,000
Median House Price
 Year ending December 2023: \$2,825,000

Comparable Properties



20 Valentine Av KEW 3101 (REI/VG)

Agent Comments

4 3 2

Price: \$3,270,000
Method: Auction Sale
Date: 13/10/2023
Property Type: House (Res)
Land Size: 490 sqm approx



100 Stevenson St KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$3,161,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 724 sqm approx



40 Yarravale Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$3,050,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 371 sqm approx

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