

# 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

30 Wills Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,900,000

&

\$3,190,000

### Median sale price

Median price \$2,220,000

Property Type Vacant land

Suburb Kew

Period - From 18/07/2024

to

17/07/2025

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	39 Barrington Av KEW 3101	\$2,955,000	31/05/2025
2	20 Miller Gr KEW 3101	\$3,000,000	28/05/2025
3			

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:

18/07/2025 13:12



0 0 0

Property Type: Land  
Land Size: 809 sqm approx  
Agent Comments

Indicative Selling Price  
\$2,900,000 - \$3,190,000  
Median Land Price  
18/07/2024 - 17/07/2025: \$2,220,000

## Comparable Properties



39 Barrington Av KEW 3101 (REI)

Agent Comments

3 1 1

Price: \$2,955,000  
Method: Auction Sale  
Date: 31/05/2025  
Property Type: House (Res)  
Land Size: 654 sqm approx



20 Miller Gr KEW 3101 (REI)

Agent Comments

4 1 1

Price: \$3,000,000  
Method: Sold Before Auction  
Date: 28/05/2025  
Property Type: House (Res)  
Land Size: 710 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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