

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

1 Wishart Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,690,000

Property Type House

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 | 27 Barnard Gr KEW 3101 | \$1,613,000 | 27/03/2025 |
| 2 | 3 Waverley Av KEW 3101 | \$1,800,000 | 12/03/2025 |
| 3 | 32 Violet Gr KEW EAST 3102 | \$2,000,000 | 15/02/2025 |

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:

24/06/2025 10:44



 2  1  1

Property Type: House
Land Size: 567 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
March quarter 2025: \$2,690,000

Comparable Properties



27 Barnard Gr KEW 3101 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,613,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House
Land Size: 641 sqm approx



3 Waverley Av KEW 3101 (REI/VG)

Agent Comments

 2  1  2

Price: \$1,800,000
Method: Private Sale
Date: 12/03/2025
Property Type: House
Land Size: 576 sqm approx



32 Violet Gr KEW EAST 3102 (REI/VG)

Agent Comments

 3  1  2

Price: \$2,000,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 587 sqm approx

Account - Barry Plant | P: 03 9842 8888



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