## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	23/20 Pakington Street, Kew Vic 3101
Including suburb and	
postcode	

#### Indicative selling price

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

	Range between	\$590,000	&	\$625,000
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#### Median sale price

Median price	\$715,000	Pro	perty Type	Unit		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

1	15/36-38 Disraeli St KEW 3101	\$599,500	11/06/2025
2	1/20 Pakington St KEW 3101	\$655,000	28/03/2025
3	18/20 Pakington St KEW 3101	\$655,000	14/02/2025

#### 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:	17/06/2025 13:11



Date of sale







Rooms: 3

Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$590,000 - \$625,000 **Median Unit Price** March quarter 2025: \$715,000

# Comparable Properties



15/36-38 Disraeli St KEW 3101 (REI)

Price: \$599,500

Method: Sold Before Auction

Date: 11/06/2025

Property Type: Apartment

**Agent Comments** 



1/20 Pakington St KEW 3101 (REI/VG)

2





**Agent Comments** 

Price: \$655,000

Method: Sold Before Auction

Date: 28/03/2025 Property Type: Unit



18/20 Pakington St KEW 3101 (REI/VG)



**Agent Comments** 

Price: \$655,000

Method: Sold Before Auction

Date: 14/02/2025 Property Type: Unit

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





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