

# 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

23/20 Pakington 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 \$590,000

&

\$625,000

### Median sale price

Median price \$715,000

Property 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	Date of sale
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



 2  1  0

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)

Agent Comments

 2  1  1

Price: \$599,500

Method: Sold Before Auction

Date: 11/06/2025

Property Type: Apartment



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

Agent Comments

 2  1  1

Price: \$655,000

Method: Sold Before Auction

Date: 28/03/2025

Property Type: Unit



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

Agent Comments

 2  1  1

Price: \$655,000

Method: Sold Before Auction

Date: 14/02/2025

Property Type: Unit

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