# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/27 Pakington Street, Kew Vic 3101

### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting |        |     |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----|
| Range betweer   | \$595,000         |      | &            |       | \$650,000 |      |        |     |
| Median sale pr  | rice              |      |              |       |           |      |        |     |
| Median price    | \$856,100         | Pro  | operty Type  | Unit  |           |      | Suburb | Kew |
| Period - From   | 01/04/2025        | to   | 30/06/2025   | 1     | So        | urce | 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.

| Ado | dress of comparable property  | Price     | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1   | 15/36-38 Disraeli St KEW 3101 | \$599,500 | 11/06/2025   |
| 2   | 105/48 Pakington St KEW 3101  | \$620,000 | 18/02/2025   |
| 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:

22/07/2025 14:59

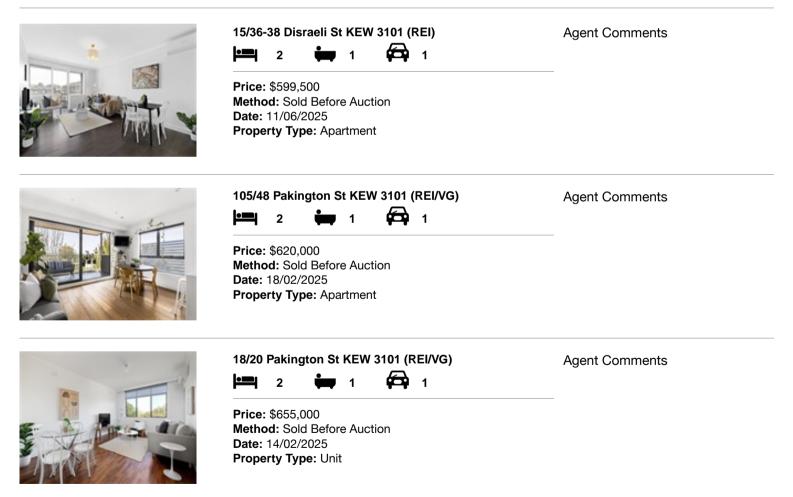






**Property Type:** Agent Comments Indicative Selling Price \$595,000 - \$650,000 Median Unit Price June quarter 2025: \$856,100

# **Comparable Properties**



Account - Marshall White | P: 03 9822 9999



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