

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 Atkins Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,800,000

&

\$3,080,000

Median sale price

Median price \$2,700,000

Property Type House

Suburb Kew

Period - From 16/06/2024

to

15/06/2025

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	12 Queen St KEW 3101	\$3,000,000	31/05/2025
2	3 Station St HAWTHORN EAST 3123	\$3,000,000	17/05/2025
3	11 Birrell Ct KEW 3101	\$2,839,999	05/04/2025

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:

16/06/2025 11:52



Property Type: House (Res)

Land Size: 397 sqm approx

Agent Comments

Comparable Properties



12 Queen St KEW 3101 (REI)

Agent Comments



Price: \$3,000,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 334 sqm approx



3 Station St HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$3,000,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House

Land Size: 420 sqm approx



11 Birrell Ct KEW 3101 (REI/VG)

Agent Comments



Price: \$2,839,999

Method: Private Sale

Date: 05/04/2025

Property Type: House

Land Size: 536 sqm approx