

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

13 Linnaker Place, Kew Vic 3101

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,780,000

Property Type House

Suburb Kew

Period - From 01/07/2024

to

30/06/2025

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	94 Main Dr KEW 3101	\$2,197,000	02/07/2025
2	19 Lower Dr KEW 3101	\$2,180,000	05/04/2025
3			

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:

05/08/2025 14:14



 4  3  2

Rooms: 8
Property Type: House
Land Size: 360 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2025: \$2,780,000

Comparable Properties



94 Main Dr KEW 3101 (REI)

Agent Comments

 5  4  2

Price: \$2,197,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 414 sqm approx

19 Lower Dr KEW 3101 (VG)

Agent Comments

 4  -  -

Price: \$2,180,000
Method: Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 353 sqm approx

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.

Account - Marshall White | P: 03 9822 9999



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