

# 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

2 Ferguson 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)

Single price

\$1,825,000

### Median sale price

Median price

\$2,760,000

Property Type

House

Suburb

Kew

Period - From

01/04/2024

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	2/10 Loxton St KEW 3101	\$1,725,000	24/05/2025
2	53 Gladstone St KEW 3101	\$2,000,000	24/05/2025
3	116 Derby St KEW 3101	\$1,751,000	17/05/2025

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:

30/06/2025 12:13

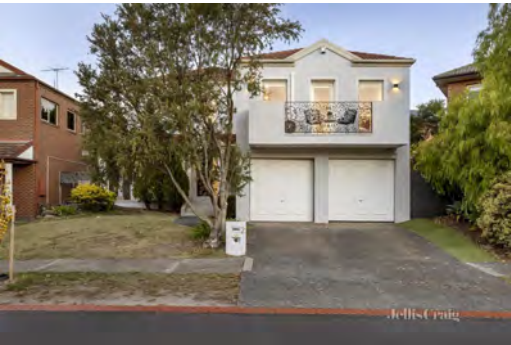


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**Indicative Selling Price**  
\$1,825,00

**Median Hōuse Price**  
Year ending March 2025: \$2,760,000



4 2 2

**Property Type:** House (Res)  
**Agent Comments**

## Comparable Properties



**2/10 Loxton St KEW 3101 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,725,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)



**53 Gladstone St KEW 3101 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)



**116 Derby St KEW 3101 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,751,000  
**Method:** Auction Sale  
**Date:** 17/05/2025  
**Property Type:** House

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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