

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

14 Oswin Street, Kew East Vic 3102

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,250,000

Property Type House

Suburb Kew East

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 Keystone Cr KEW EAST 3102	\$2,950,000	14/06/2025
2	66 The Boulevard BALWYN NORTH 3104	\$3,250,000	13/02/2025
3	17 Minogue St KEW EAST 3102	\$2,950,000	07/02/2025

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:

01/07/2025 09:48



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Property Type: House (Res)

Land Size: 738 sqm approx

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

March quarter 2025: \$2,250,000

Comparable Properties



15 Keystone Cr KEW EAST 3102 (REI)

Agent Comments

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Price: \$2,950,000

Method: Private Sale

Date: 14/06/2025

Property Type: House

Land Size: 650 sqm approx



66 The Boulevard BALWYN NORTH 3104 (REI)

Agent Comments

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 3

Price: \$3,250,000

Method: Auction Sale

Date: 13/02/2025

Property Type: House (Res)

Land Size: 1478 sqm approx



17 Minogue St KEW EAST 3102 (REI/VG)

Agent Comments

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Price: \$2,950,000

Method: Private Sale

Date: 07/02/2025

Property Type: House

Land Size: 697 sqm approx

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