

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

2/160 Peel Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,225,000

Property Type Townhouse

Suburb Kew

Period - From 11/07/2024

to

10/07/2025

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	6/40 Carson St KEW 3101	\$1,195,000	08/07/2025
2	1/23 Walpole St KEW 3101	\$1,170,000	23/05/2025
3	1/25 Peel St KEW 3101	\$1,135,000	15/03/2025

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:

11/07/2025 14:07

2/160 Peel Street, Kew Vic 3101



Lloyd Lawton
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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

11/07/2024 - 10/07/2025: \$1,225,000



3 1 2

Rooms: 4

Property Type: Apartment

Comparable Properties



6/40 Carson St KEW 3101 (REI)

Agent Comments

3 1 1

Price: \$1,195,000

Method: Private Sale

Date: 08/07/2025

Property Type: Townhouse (Single)



1/23 Walpole St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,170,000

Method: Sold Before Auction

Date: 23/05/2025

Property Type: Townhouse (Single)



1/25 Peel St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,135,000

Method: Auction Sale

Date: 15/03/2025

Property Type: Townhouse (Res)

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



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