

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

11 Fellows Street, Kew Vic 3101

Indicative selling price

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

Range between \$3,900,000

&

\$4,200,000

Median sale price

Median price \$2,280,000

Property Type Vacant land

Suburb Kew

Period - From 05/06/2024

to

04/06/2025

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	1 Linda Cr HAWTHORN 3122	\$3,730,000	10/04/2025
2	36 Walmer St KEW 3101	\$4,500,000	14/03/2025
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:

05/06/2025 17:19



Property Type: Vacant Land
Land Size: 961 sqm approx
Agent Comments

Indicative Selling Price
\$3,900,000 - \$4,200,000
Median Land Price
05/06/2024 - 04/06/2025: \$2,280,000

Comparable Properties



1 Linda Cr HAWTHORN 3122 (REI)

Agent Comments



Price: \$3,730,000
Method: Auction Sale
Date: 10/04/2025
Property Type: House (Res)



36 Walmer St KEW 3101 (REI)

Agent Comments



Price: \$4,500,000
Method: Private Sale
Date: 14/03/2025
Property Type: House
Land Size: 1474 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.