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<br>Including suburb and postcode | 15 St Anthony's Place, Kew Vic 3101 |

## Indicative selling price

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

Range between $2,000,000 & $2,150,000

## Median sale price

Median price $790,000 Property Type Unit Suburb Kew

Period - From 01/01/2024 to 31/12/2024 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 | 10 St Anthonys Pl KEW 3101 | $2,150,000 | 21/02/2025 |
| 2 | 6 Derrick St KEW 3101 | $2,170,000 | 18/11/2024 |
| 3 | 4 St Anthonys Pl KEW 3101 | $2,050,000 | 03/10/2024 |

**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: 19/03/2025 16:44

# 15 St Anthony's Place, Kew Vic 3101



3 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$2,000,000 - $2,150,000
**Median Unit Price**
Year ending December 2024: $790,000

## Comparable Properties



**10 St Anthonys Pl KEW 3101 (REI)**

3 2 2

**Price:** $2,150,000
**Method:** Private Sale
**Date:** 21/02/2025
**Property Type:** House

Agent Comments



**6 Derrick St KEW 3101 (REI/VG)**

4 2 2

**Price:** $2,170,000
**Method:** Private Sale
**Date:** 18/11/2024
**Property Type:** House
**Land Size:** 382 sqm approx

Agent Comments



**4 St Anthonys Pl KEW 3101 (REI/VG)**

3 2 2

**Price:** $2,050,000
**Method:** Private Sale
**Date:** 03/10/2024
**Property Type:** House

Agent Comments

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

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