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	67 Pakington Street, Kew Vic 3101

Indicative selling price

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

Single price $1,625,000

Median sale price

Median price $1,255,000 Property Type Townhouse Suburb Kew

Period - From 11/10/2024 to 10/10/2025 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	4/17 Marshall Av KEW 3101	$1,568,000	20/09/2025
2	4 Hartington St KEW 3101	$1,435,000	09/08/2025
3	202/20 Main Dr KEW 3101	$1,580,000	07/05/2025

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: 11/10/2025 15:33

67 Pakington Street, Kew Vic 3101



3 2 1

Property Type: Townhouse (Single)
Land Size: 187 sqm approx

Agent Comments

Indicative Selling Price
$1,625,000
Median Townhouse Price
11/10/2024 - 10/10/2025: $1,255,000

Comparable Properties



4/17 Marshall Av KEW 3101 (REI)

3 2 2

Price: $1,568,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments



4 Hartington St KEW 3101 (REI/VG)

3 1 2

Price: $1,435,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Townhouse (Res)
Land Size: 183 sqm approx

Agent Comments



202/20 Main Dr KEW 3101 (REI/VG)

3 2 2

Price: $1,580,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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