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	33 Pakington Street, Kew Vic 3101

Indicative selling price

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

Range between $2,700,000 & $2,850,000

Median sale price

Median price $2,697,500 Property Type House Suburb Kew

Period - From 01/01/2025 to 31/12/2025 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	14 Minto St KEW EAST 3102	$2,868,000	05/12/2025
2	25 Willsmere Rd KEW 3101	$2,800,000	18/11/2025
3	127 Peel St KEW 3101	$3,062,000	13/09/2025

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: 12/02/2026 16:11

33 Pakington Street, Kew Vic 3101

JellisCraig



5 2 2

Rooms: 9
Property Type: House
Land Size: 668 sqm approx

Indicative Selling Price
$2,700,000 - $2,850,000
Median House Price
Year ending December 2025: $2,697,500

Agent Comments

Spacious single level family home walk to schools, shops, tram stops and easy access to the city, ready to move in,

Comparable Properties



14 Minto St KEW EAST 3102 (REI)

5 2 2

Price: $2,868,000
Method: Private Sale
Date: 05/12/2025
Property Type: House (Res)

Agent Comments



25 Willsmere Rd KEW 3101 (REI/VG)

5 3 1

Price: $2,800,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 819 sqm approx

Agent Comments



127 Peel St KEW 3101 (REI/VG)

5 4 2

Price: $3,062,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 614 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE | propertydata.com.au

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