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	31 Pakington Street, Kew Vic 3101

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,750,000 Property Type House Suburb Kew

Period - From 25/11/2024 to 24/11/2025 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	36 Hartwood St KEW EAST 3102	$3,370,000	17/10/2025
2	30 Ridgeway Av KEW 3101	$3,130,000	14/10/2025
3	3 Abeckett St KEW 3101	$3,550,000	16/09/2025

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: 25/11/2025 22:08

JellisCraig

Maria Xu
0411 491 089



4 2 3

Rooms: 6
Property Type: House (Res)
Land Size: 946 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
25/11/2024 - 24/11/2025: $2,750,000

Comparable Properties



36 Hartwood St KEW EAST 3102 (REI)

4 2 2

Price: $3,370,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: House (Res)
Land Size: 948 sqm approx

Agent Comments



30 Ridgeway Av KEW 3101 (REI)

4 2 2

Price: $3,130,000
Method: Auction Sale
Date: 14/10/2025
Property Type: House (Res)
Land Size: 859 sqm approx

Agent Comments



3 Abeckett St KEW 3101 (REI)

5 2 2

Price: $3,550,000
Method: Auction Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 883 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

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