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	120 Eglinton Street, Kew Vic 3101

Indicative selling price

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

Range between $3,200,000 & $3,500,000

Median sale price

Median price $2,550,000 Property Type House Suburb Kew

Period - From 25/06/2025 to 24/06/2026 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 Thornton St KEW 3101	$3,225,000	01/06/2026
2	22 Miller Gr KEW 3101	$3,180,000	23/05/2026
3	31 Pakington St KEW 3101	$3,126,000	19/02/2026

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: 25/06/2026 09:04

120 Eglinton Street, Kew Vic 3101

JellisCraig

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 900 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000 - $3,500,000
Median House Price
25/06/2025 - 24/06/2026: $2,550,000

Comparable Properties



1 Thornton St KEW 3101 (REI)

4 2 2

Price: $3,225,000
Method: Private Sale
Date: 01/06/2026
Property Type: House
Land Size: 724 sqm approx

Agent Comments



22 Miller Gr KEW 3101 (REI)

4 1 2

Price: $3,180,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 798 sqm approx

Agent Comments



31 Pakington St KEW 3101 (REI/VG)

4 2 4

Price: $3,126,000
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 946 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

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