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	18 Eglinton Street, Kew Vic 3101

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,500,000 Property Type House Suburb Kew

Period - From 01/10/2023 to 31/12/2023 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	159 Eglinton St KEW 3101	$2,015,000	11/11/2023
2	43 Barnard Gr KEW 3101	$1,777,500	18/11/2023
3	120 Willsmere Rd KEW 3101	$1,750,000	23/09/2023

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: 30/01/2024 13:47



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
December quarter 2023: $2,500,000

Comparable Properties



159 Eglinton St KEW 3101 (REI)

3 2 2

Price: $2,015,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)

Agent Comments



43 Barnard Gr KEW 3101 (REI/VG)

3 2 3

Price: $1,777,500
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



120 Willsmere Rd KEW 3101 (REI)

3 1 2

Price: $1,750,000
Method: Auction Sale
Date: 23/09/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

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