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	3/24 Childers Street, Kew Vic 3101

Indicative selling price

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

Single price $1,795,000

Median sale price

Median price $1,370,000 Property Type Townhouse Suburb Kew

Period - From 25/03/2023 to 24/03/2024 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	3/18 Walpole St KEW 3101	$1,750,000	10/10/2023
2	8 Union St KEW 3101	$1,675,000	17/02/2024
3	124 Kilby Rd KEW EAST 3102	$1,675,000	11/11/2023

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: 25/03/2024 14:17

3/24 Childers Street, Kew Vic 3101

shelter. Real Estate
Tamsin Curcio
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4 2 2

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 247 sqm approx

Indicative Selling Price
$1,795,000
Median Townhouse Price
25/03/2023 - 24/03/2024: $1,370,000

Agent Comments

Successfully presenting sophistication and style in a sought-after address, this exceptional four bedroom, three bathroom residence delivers appeal for families seeking a low maintenance lifestyle.

Comparable Properties



3/18 Walpole St KEW 3101 (REI/VG)

4 2 2

Price: $1,750,000
Method: Private Sale
Date: 10/10/2023
Property Type: Townhouse (Single)

Agent Comments



8 Union St KEW 3101 (REI)

3 1 1

Price: $1,675,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)

Agent Comments



124 Kilby Rd KEW EAST 3102 (REI/VG)

3 1 1

Price: $1,675,000
Method: Sold Before Auction
Date: 11/11/2023
Property Type: House (Res)
Land Size: 472 sqm approx

Agent Comments

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