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	1/45 Parkhill Road, Kew Vic 3101

Indicative selling price

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

Single price $1,560,000

Median sale price

Median price $1,350,000 Property Type Townhouse Suburb Kew

Period - From 12/08/2023 to 11/08/2024 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	2/24 Childers St KEW 3101	$1,530,000	18/06/2024
2	5 Eglinton St KEW 3101	$1,533,000	15/05/2024
3	1/471 High St KEW 3101	$1,540,000	17/04/2024

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: 12/08/2024 13:30

1/45 Parkhill Road, Kew Vic 3101



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,560,000
Median Townhouse Price
12/08/2023 - 11/08/2024: $1,350,000

Comparable Properties



2/24 Childers St KEW 3101 (REI)

3 1 2

Price: $1,530,000
Method: Sold Before Auction
Date: 18/06/2024
Property Type: Townhouse (Res)

Agent Comments



5 Eglinton St KEW 3101 (REI/VG)

3 2 2

Price: $1,533,000
Method: Sold Before Auction
Date: 15/05/2024
Property Type: Townhouse (Res)
Land Size: 311 sqm approx

Agent Comments



1/471 High St KEW 3101 (REI/VG)

4 2 2

Price: $1,540,000
Method: Private Sale
Date: 17/04/2024
Property Type: House

Agent Comments

Account - Marshall White | P: 03 9822 9999

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