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	66 Pakington Street, Kew Vic 3101

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $2,755,000 Property Type House Suburb Kew

Period - From 05/02/2024 to 04/02/2025 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	4 Kent St KEW 3101	$1,450,000	30/11/2024
2	4 Union St KEW 3101	$1,450,000	28/11/2024
3	81 Cobden St KEW 3101	$1,588,888	24/08/2024

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: 05/02/2025 09:44

66 Pakington Street, Kew Vic 3101

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3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
05/02/2024 - 04/02/2025: $2,755,000

Comparable Properties



4 Kent St KEW 3101 (REI/VG)

3 1 2

Price: $1,450,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 337 sqm approx

Agent Comments



4 Union St KEW 3101 (REI)

3 2 1

Price: $1,450,000
Method: Sold Before Auction
Date: 28/11/2024
Property Type: House (Res)
Land Size: 226 sqm approx

Agent Comments



81 Cobden St KEW 3101 (REI/VG)

3 1 1

Price: $1,588,888
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 431 sqm approx

Agent Comments

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