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	5/93-95 Earl Street, Kew Vic 3101

Indicative selling price

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

Single price $1,395,000

Median sale price

Median price $2,745,500 Property Type House Suburb Kew

Period - From 01/07/2023 to 30/06/2024 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	1/8 Cobden St KEW 3101	$1,365,000	12/08/2024
2	6/78 Studley Park Rd KEW 3101	$1,480,000	09/06/2024
3	4/31 Strathalbyn St KEW EAST 3102	$1,310,000	26/04/2024

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: 13/09/2024 09:34

5/93-95 Earl Street, Kew Vic 3101

Nelson Alexander



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Property Type:
Agent Comments

Indicative Selling Price
$1,395,000
Median House Price
Year ending June 2024: $2,745,500

Comparable Properties



1/8 Cobden St KEW 3101 (REI/VG)

3 3 2

Agent Comments

Price: $1,365,000
Method: Private Sale
Date: 12/08/2024
Property Type: Townhouse (Single)



6/78 Studley Park Rd KEW 3101 (REI/VG)

3 2 2

Agent Comments

Price: $1,480,000
Method: Sold Before Auction
Date: 09/06/2024
Property Type: House (Res)



4/31 Strathalbyn St KEW EAST 3102 (VG)

3 - -

Agent Comments

Price: $1,310,000
Method: Sale
Date: 26/04/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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