

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

2/31 Strathalbyn Street, Kew East Vic 3102

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,343,000

Property Type Townhouse

Suburb Kew East

Period - From 30/09/2023

to

29/09/2024

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	4/111 Normanby Rd KEW 3101	\$1,330,000	03/08/2024
2	3/1216 Old Burke Rd KEW EAST 3102	\$1,320,000	07/07/2024
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:

30/09/2024 12:52

2/31 Strathalbyn Street, Kew East Vic 3102

**Jellis
Craig**

Tao Sheng

9810 5000

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Indicative Selling Price

\$1,300,000 - \$1,350,000

Median Townhouse Price

30/09/2023 - 29/09/2024: \$1,343,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



4/111 Normanby Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,330,000

Method: Auction Sale

Date: 03/08/2024

Property Type: Townhouse (Res)

Land Size: 238 sqm approx



3/1216 Old Burke Rd KEW EAST 3102 (REI)

Agent Comments

3 2 2

Price: \$1,320,000

Method: Private Sale

Date: 07/07/2024

Property Type: Townhouse (Single)



4/31 Strathalbyn St KEW EAST 3102 (VG)

Agent Comments

3 - -

Price: \$1,310,000

Method: Sale

Date: 26/04/2024

Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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