

# 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

9 Campbell Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,400,000

&

\$2,600,000

### 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	14 Locksley Av KEW 3101	\$2,700,000	30/08/2024
2	7 Mcconchie Av KEW EAST 3102	\$2,575,000	01/06/2024
3	29 Scott St KEW 3101	\$2,400,000	25/05/2024

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:

16/09/2024 09:18

9 Campbell Street, Kew Vic 3101



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**Indicative Selling Price**

\$2,400,000 - \$2,600,000

**Median House Price**

Year ending June 2024: \$2,745,500



4 2 1

**Rooms:** 6  
**Property Type:** House **Land**  
**Size:** 481 sqm approx.  
**Agent Comments**

## Comparable Properties



**14 Locksley Av KEW 3101 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,700,000  
**Method:** Private Sale  
**Date:** 30/08/2024  
**Property Type:** House



**7 Mcconchie Av KEW EAST 3102 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,575,000  
**Method:** Auction Sale  
**Date:** 01/06/2024  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**29 Scott St KEW 3101 (REI)**

**Agent Comments**

3 2 1

**Price:** \$2,400,000  
**Method:** Auction Sale  
**Date:** 25/05/2024  
**Property Type:** House (Res)  
**Land Size:** 470 sqm approx

**Account - Jellis Craig | P: 98305966**



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