

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
92 Sackville Street, Kew Vic 3101

Indicative selling price

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

Single price \$3,650,000

Median sale price

Median price \$2,810,000 Property Type House Suburb Kew
Period - From 01/07/2024 to 30/09/2024 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	34 Sevenoaks St BALWYN 3103	\$3,556,000	10/10/2024
2	94 Sackville St KEW 3101	\$3,330,000	26/06/2024
3			

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:

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Indicative Selling Price
\$3,650,000

Median House Price
September quarter 2024: \$2,810,000



Property Type: House (Res)

Land Size: 805 sqm approx

[Agent Comments](#)

Comparable Properties



34 Sevenoaks St BALWYN 3103 (REI)



Price: \$3,556,000

Method: Sold Before Auction

Date: 10/10/2024

Property Type: House (Res)

Land Size: 812 sqm approx

[Agent Comments](#)



94 Sackville St KEW 3101 (REI)



Price: \$3,330,000

Method: Private Sale

Date: 26/06/2024

Property Type: House (Res)

Land Size: 697 sqm approx

[Agent Comments](#)

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.

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