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	23 Stevenson Street, Kew Vic 3101

Indicative selling price

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

Range between $3,200,000 & $3,500,000

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	60 Molesworth St KEW 3101	$3,350,000	20/09/2024
2	46 Parkhill Rd KEW 3101	$3,670,000	12/09/2024
3	27 Derby St KEW 3101	$3,000,000	17/08/2024

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: 04/11/2024 12:27

23 Stevenson Street, Kew Vic 3101



4 2 2

Property Type: House
Land Size: 783 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000 - $3,500,000
Median House Price
September quarter 2024: $2,810,000

Comparable Properties



60 Molesworth St KEW 3101 (REI)

4 3 3

Price: $3,350,000
Method: Expression of Interest
Date: 20/09/2024
Property Type: House (Res)
Land Size: 729 sqm approx

Agent Comments



46 Parkhill Rd KEW 3101 (REI)

4 4 2

Price: $3,670,000
Method: Sold Before Auction
Date: 12/09/2024
Property Type: House (Res)
Land Size: 577 sqm approx

Agent Comments



27 Derby St KEW 3101 (REI)

4 2 2

Price: $3,000,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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