

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

101 Eglinton Street, Kew Vic 3101

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	9 Linnaker Pl KEW 3101	\$2,055,000	29/10/2024
2	10 Simpson St KEW 3101	\$2,000,000	23/10/2024
3	116 Edgevale Rd KEW 3101	\$2,200,000	05/10/2024

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:

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Property Type: Townhouse
(Single)

[Agent Comments](#)



Indicative Selling Price
\$2,000,000 - \$2,200,000

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

Comparable Properties



9 Linnaker Pl KEW 3101 (REI)



[Agent Comments](#)

Price: \$2,055,000

Method: Sold Before Auction

Date: 29/10/2024

Property Type: House



10 Simpson St KEW 3101 (REI)



[Agent Comments](#)

Price: \$2,000,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: House (Res)



116 Edgevale Rd KEW 3101 (REI)



[Agent Comments](#)

Price: \$2,200,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House

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