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	16 Kellett Grove, Kew Vic 3101

Indicative selling price

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

Single price $1,549,000

Median sale price

Median price $2,780,000 Property Type House Suburb Kew

Period - From 01/01/2024 to 31/12/2024 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	7 Kellett Gr KEW 3101	$1,680,000	03/10/2024
2	32 Kilby Rd KEW EAST 3102	$1,500,000	21/08/2024
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: 18/02/2025 08:44

16 Kellett Grove, Kew Vic 3101



3 2 2

Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments

Indicative Selling Price
$1,549,000
Median House Price
Year ending December 2024: $2,780,000

Comparable Properties



7 Kellett Gr KEW 3101 (REI/VG)

3 1 1

Price: $1,680,000
Method: Private Sale
Date: 03/10/2024
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



32 Kilby Rd KEW EAST 3102 (REI/VG)

4 1 1

Price: $1,500,000
Method: Private Sale
Date: 21/08/2024
Property Type: House
Land Size: 650 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.

Account - Marshall White | P: 03 9822 9999

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