

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

6 Merrion Grove, Kew Vic 3101

Indicative selling price

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

Single price \$7,500,000

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	3 Ruby St HAWTHORN 3122	\$7,300,000	02/12/2024
2			
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:

27/02/2025 09:48



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Property Type: House
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price
\$7,500,000
Median House Price
Year ending December 2024: \$2,780,000

Comparable Properties



3 Ruby St HAWTHORN 3122 (REI)

Agent Comments

4 4 2

Price: \$7,300,000
Method: Private Sale
Date: 02/12/2024
Property Type: House

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 - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511