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	6/37 Atkins Street, Kew Vic 3101

Indicative selling price

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

Single price $845,000

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	3/18 Fernhurst Gr KEW 3101	$849,000	19/02/2025
2	2/1 Molesworth St HAWTHORN EAST 3123	$865,000	25/11/2024
3	5/13-15 Gordon St BALWYN 3103	$850,000	19/10/2024

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: 03/03/2025 09:37

6/37 Atkins Street, Kew Vic 3101

Nelson Alexander



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$845,000
Median House Price
Year ending December 2024: $2,780,000

Comparable Properties



3/18 Fernhurst Gr KEW 3101 (REI)

2 2 1

Price: $849,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: Unit

Agent Comments

2/1 Molesworth St HAWTHORN EAST 3123 (VG)

2 - -

Price: $865,000
Method: Sale
Date: 25/11/2024
Property Type: Strata Unit/Flat

Agent Comments



5/13-15 Gordon St BALWYN 3103 (REI)

2 1 1

Price: $850,000
Method: Sold Before Auction
Date: 19/10/2024
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE

propertydata .com.au

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