

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 32 Alfred Street, Kew Vic 3101
Including suburb and postcode

Indicative selling price

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

Range between \$8,800,000 & \$9,680,000

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	25 Florence Av KEW 3101	\$8,000,000	26/11/2024
2	46 Alfred St KEW 3101	\$9,580,000	13/11/2024
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:

29/01/2025 12:41

Maria Xu
0411 491 089



Rooms: 12

Property Type: House (Res)

Land Size: 782 sqm approx

Agent Comments

Indicative Selling Price
\$8,800,000 - \$9,680,000

Median House Price

Year ending December 2024: \$2,780,000

Comparable Properties



25 Florence Av KEW 3101 (REI)



Price: \$8,000,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Land Size: 873 sqm approx

Agent Comments



46 Alfred St KEW 3101 (REI)



Price: \$9,580,000

Method: Private Sale

Date: 13/11/2024

Property Type: House

Land Size: 998 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 - Jellis Craig | P: 98305966