

# 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

32 Alfred Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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



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**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)**

[Agent Comments](#)

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**Price:** \$8,000,000  
**Method:** Private Sale  
**Date:** 26/11/2024  
**Property Type:** House  
**Land Size:** 873 sqm approx



**46 Alfred St KEW 3101 (REI)**

[Agent Comments](#)

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**Price:** \$9,580,000  
**Method:** Private Sale  
**Date:** 13/11/2024  
**Property Type:** House  
**Land Size:** 998 sqm approx

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.