

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 Hillcrest Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$6,100,000

&

\$6,600,000

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	52a Molesworth St KEW 3101	\$6,480,000	22/02/2025
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:

17/03/2025 09:37

6 Hillcrest Avenue, Kew Vic 3101



Campbell Ward
03 9810 5070
0402 124 939

campbellward@jellisrcraig.com.au

Indicative Selling Price

\$6,100,000 - \$6,600,000

Median House Price

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



5 4 6

Property Type: House

Agent Comments

Comparable Properties



52a Molesworth St KEW 3101 (REI)

Agent Comments

4 4 4

Price: \$6,480,000

Method: Private Sale

Date: 22/02/2025

Property Type: House

Land Size: 962 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.

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



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