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	1/6 Fenwick Street, Kew VIC 3101

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $2,780,000 Property Type House Suburb Kew

Period - From 13/08/2024 to 12/02/2025 Source pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
7 Scott St, Kew Vic	$1,675,000	30/11/2024
131 Yarra St, Abbotsford Vic	$1,670,000	16/11/2024
344a Highett St Richmond	$1,630,000	21/09/2024

This Statement of Information was prepared on: 13/02/2025

1/6 Fenwick Street, Kew VIC 3101

3 2 2

Property Type: House

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Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
Year ending February 2025: $2,780,000

Comparable Properties



7 Scott St, Kew Vic

3 1 1

Price: $1,675,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House
Land Size: 245 sqm approx



131 Yarra St, Abbotsford Vic

3 2 2

Price: $1,670,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House
Land Size: 143 sqm approx

344a Highett St Richmond

3 3 1

Price: $1,630,000
Date: 21/09/2024
Property Type: House
Land Size: 197 sqm approx

Account - Marshall White - Hawthorn | P: 98229999

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