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	3/21 Minogue Street, Kew East Vic 3102

Indicative selling price

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

Single price $1,220,000

Median sale price

Median price $2,250,000 Property Type House Suburb Kew East

Period - From 01/01/2025 to 31/03/2025 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	53b Westbrook St KEW EAST 3102	$1,202,500	18/03/2025
2	2/501 High St KEW 3101	$1,290,000	22/02/2025
3	4/1236-1238 Old Burke Rd KEW EAST 3102	$1,190,000	17/01/2025

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: 07/04/2025 09:05

Nelson Alexander



3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,220,000
Median House Price
March quarter 2025: $2,250,000

Comparable Properties



53b Westbrook St KEW EAST 3102 (REI)

3 1 1

Price: $1,202,500
Method: Private Sale
Date: 18/03/2025
Property Type: Unit

Agent Comments



2/501 High St KEW 3101 (REI)

3 2 2

Price: $1,290,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House
Land Size: 164 sqm approx

Agent Comments



4/1236-1238 Old Burke Rd KEW EAST 3102 (REI)

3 2 2

Price: $1,190,000
Method: Private Sale
Date: 17/01/2025
Property Type: Townhouse (Single)
Land Size: 151 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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