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	11 Birrell Court, Kew Vic 3101

Indicative selling price

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

Single price $2,995,000

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	94 Normanby Rd KEW 3101	$3,001,000	30/11/2024
2	33 Campbell St KEW 3101	$2,811,000	16/11/2024
3	52 Normanby Rd KEW 3101	$2,905,000	09/11/2024

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: 29/03/2025 13:16

11 Birrell Court, Kew Vic 3101



4 4 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,995,000
Median House Price
Year ending December 2024: $2,780,000

Comparable Properties



94 Normanby Rd KEW 3101 (REI/VG)

4 2 2

Price: $3,001,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 767 sqm approx

Agent Comments



33 Campbell St KEW 3101 (REI/VG)

3 2 2

Price: $2,811,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 618 sqm approx

Agent Comments



52 Normanby Rd KEW 3101 (REI/VG)

5 2 2

Price: $2,905,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 780 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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