

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

6/11 Bowen Street, Kew Vic 3101

Indicative selling price

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

Single price

\$990,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Kew

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	4/52 Pakington St KEW 3101	\$900,000	01/03/2025
2	2/6 Finchley Ct HAWTHORN 3122	\$935,000	20/03/2025
3	1/74 Studley Park Rd KEW 3101	\$1,015,000	04/04/2025

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:

15/04/2025 10:21

6/11 Bowen Street, Kew Vic 3101



Nick Roper
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Indicative Selling Price

\$990,000

Median Unit Price

March quarter 2025: \$715,000



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/52 Pakington St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$900,000

Method: Private Sale

Date: 01/03/2025

Property Type: Unit



2/6 Finchley Ct HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$935,000

Method: Private Sale

Date: 20/03/2025

Property Type: Apartment



1/74 Studley Park Rd KEW 3101 (REI)

Agent Comments

2 1 2

Price: \$1,015,000

Method: Private Sale

Date: 04/04/2025

Property Type: Townhouse (Single)

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



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