

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

40 Vaughan Crescent, Kew Vic 3101

Indicative selling price

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

Single price

\$1,410,000

Median sale price

Median price

\$2,760,000

Property Type

House

Suburb

Kew

Period - From

01/04/2024

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	66 Pakington St KEW 3101	\$1,450,000	11/03/2025
2	78 Fulham Rd ALPHINGTON 3078	\$1,450,000	22/02/2025
3	2/17 Lowther St ALPHINGTON 3078	\$1,355,000	29/03/2025

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:

28/05/2025 10:39



3 2 2

Property Type: House (Res)

Land Size: 402 sqm approx

Agent Comments

Comparable Properties



66 Pakington St KEW 3101 (REI/VG)

Agent Comments

3 1 1

Price: \$1,450,000

Method: Private Sale

Date: 11/03/2025

Property Type: House

Land Size: 336 sqm approx



78 Fulham Rd ALPHINGTON 3078 (REI)

Agent Comments

3 1 2

Price: \$1,450,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House

Land Size: 329 sqm approx



2/17 Lowther St ALPHINGTON 3078 (REI/VG)

Agent Comments

3 1 2

Price: \$1,355,000

Method: Auction Sale

Date: 29/03/2025

Property Type: Townhouse (Res)

Land Size: 328 sqm approx