

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

94 Main Drive, Kew Vic 3101

Indicative selling price

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

Range between

\$1,900,000

&

\$2,090,000

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	6 Holly La KEW 3101	\$2,240,000	22/03/2025
2	15 Linnaker PI KEW 3101	\$2,000,000	28/11/2024
3	9 Linnaker PI KEW 3101	\$2,055,000	29/10/2024

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:

01/04/2025 17:47



5 4 2

Property Type: House

Land Size: 414 sqm approx

Agent Comments

Comparable Properties



6 Holly La KEW 3101 (REI)

Agent Comments

4 4 2

Price: \$2,240,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 400 sqm approx



15 Linnaker PI KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$2,000,000

Method: Private Sale

Date: 28/11/2024

Property Type: House

Land Size: 321 sqm approx



9 Linnaker PI KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$2,055,000

Method: Sold Before Auction

Date: 29/10/2024

Property Type: House (Res)

Land Size: 361 sqm approx