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	2/87 Earl Street, Kew Vic 3101

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $1,167,500 Property Type Townhouse Suburb Kew

Period - From 24/04/2024 to 23/04/2025 Source Property Data

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	3/108 Walpole St KEW 3101	$740,000	24/03/2025
2	1/20 Duke St KEW 3101	$845,000	21/03/2025
3	7/87 Earl St KEW 3101	$825,000	08/03/2025

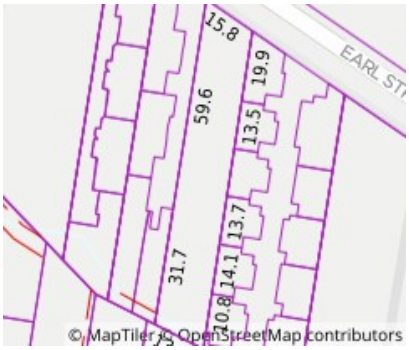
OR

~~**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: 24/04/2025 10:09

2/87 Earl Street, Kew Vic 3101

Nelson Alexander



3

Rooms: 5
Property Type: Townhouse (Single)
Land Size: 1295.062 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Townhouse Price
24/04/2024 - 23/04/2025: $1,167,500

Comparable Properties



3/108 Walpole St KEW 3101 (REI)

3 1 1

Price: $740,000
Method: Sold Before Auction
Date: 24/03/2025
Property Type: Unit

Agent Comments



1/20 Duke St KEW 3101 (REI)

3 1 2

Price: $845,000
Method: Private Sale
Date: 21/03/2025
Property Type: Apartment

Agent Comments



7/87 Earl St KEW 3101 (REI/VG)

3 1 2

Price: $825,000
Method: Private Sale
Date: 08/03/2025
Property Type: Townhouse (Single)

Agent Comments

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

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