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<br>Including suburb and postcode | 15 Keystone Crescent, Kew East Vic 3102 |

## Indicative selling price

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

Range between $2,750,000 & $2,900,000

## Median sale price

Median price $2,250,000 Property Type House Suburb Kew East

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 | 16 Aylmer St BALWYN NORTH 3104 | $2,763,000 | 05/04/2025 |
| 2 | 3 First av KEW 3101 | $2,900,000 | 05/03/2025 |
| 3 | 17 Minogue St KEW EAST 3102 | $2,950,000 | 07/02/2025 |

**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: 26/05/2025 15:31

# 15 Keystone Crescent, Kew East Vic 3102




4 2 2

**Property Type:** House
**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**
$2,750,000 - $2,900,000
**Median House Price**
March quarter 2025: $2,250,000

## Comparable Properties



**16 Aylmer St BALWYN NORTH 3104 (REI)**

5 3 2

**Price:** $2,763,000
**Method:** Auction Sale
**Date:** 05/04/2025
**Property Type:** House (Res)
**Land Size:** 706 sqm approx

Agent Comments



**3 First av KEW 3101 (REI/VG)**

2 2 1

**Price:** $2,900,000
**Method:** Auction Sale
**Date:** 05/03/2025
**Property Type:** Apartment
**Land Size:** 646 sqm approx

Agent Comments



**17 Minogue St KEW EAST 3102 (REI/VG)**

5 3 2

**Price:** $2,950,000
**Method:** Private Sale
**Date:** 07/02/2025
**Property Type:** House
**Land Size:** 697 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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