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	7/8 Fenwick Street, Kew Vic 3101

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,207,500 Property Type Townhouse Suburb Kew

Period - From 06/05/2024 to 05/05/2025 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	1/25 Peel St KEW 3101	$1,135,000	15/03/2025
2	2/501 High St KEW 3101	$1,290,000	22/02/2025
3	1/47 Mary St RICHMOND 3121	$1,200,000	03/12/2024

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: 06/05/2025 13:16

7/8 Fenwick Street, Kew Vic 3101

Nelson Alexander



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 205 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Townhouse Price
06/05/2024 - 05/05/2025: $1,207,500

Comparable Properties



1/25 Peel St KEW 3101 (REI/VG)

3 2 2

Price: $1,135,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)

Agent Comments



2/501 High St KEW 3101 (REI/VG)

3 2 2

Price: $1,290,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House
Land Size: 164 sqm approx

Agent Comments



1/47 Mary St RICHMOND 3121 (REI/VG)

2 2 1

Price: $1,200,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: Townhouse (Res)

Agent Comments

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

REIV THE DIFFERENCE

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