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	12 Queen Street, Kew VIC 3101

Indicative selling price

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

Range between $2,500,000 & $2,750,000

Median sale price

Median price $2,760,000 Property Type House Suburb Kew

Period - From 14/11/2024 to 13/05/2025 Source pdol

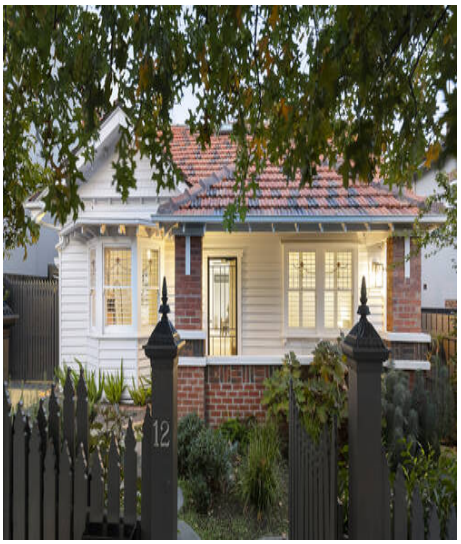
Comparable property sales (*Delete A or B below as applicable)

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
33 Tennyson St, Kew Vic	$2,663,000	24/12/2024
65 Manningtree Rd, Hawthorn Vic	$2,750,000	12/12/2024
6 Churchill Gr, Hawthorn Vic	$2,750,000	27/11/2024

This Statement of Information was prepared on: 14/05/2025

12 Queen Street, Kew VIC 3101



4 3 1

Property Type: House

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Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
Year ending May 2025: $2,760,000

Comparable Properties



33 Tennyson St, Kew Vic

4 2 2

Price: $2,663,000
Method: Private Sale
Date: 24/12/2024
Property Type: House
Land Size: 569 sqm approx



65 Manningtree Rd, Hawthorn Vic

4 2 3

Price: $2,750,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 609 sqm approx



6 Churchill Gr, Hawthorn Vic

5 3 0

Price: $2,750,000
Method: Private Sale
Date: 27/11/2024
Property Type: House
Land Size:

Account - Marshall White - Hawthorn | P: 98229999

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