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	2/36 Daniell Place, Kew Vic 3101

Indicative selling price

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

Range between $1,450,000 & $1,520,000

Median sale price

Median price $780,000 Property Type Unit Suburb Kew

Period - From 01/04/2024 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	4/2 Wimba Av KEW 3101	$1,490,000	21/06/2025
2	1/44 Deepdene Rd DEEPDENE 3103	$1,550,000	14/05/2025
3	1/18 Deepdene Rd DEEPDENE 3103	$1,550,000	07/05/2025

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: 25/06/2025 14:11

2/36 Daniell Place, Kew Vic 3101



3 1 3

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 423 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,520,000
Median Unit Price
Year ending March 2025: $780,000

Comparable Properties



4/2 Wimba Av KEW 3101 (REI)

3 2 2

Price: $1,490,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)

Agent Comments



1/44 Deepdene Rd DEEPDENE 3103 (REI)

3 2 1

Price: $1,550,000
Method: Private Sale
Date: 14/05/2025
Property Type: Townhouse (Res)

Agent Comments



1/18 Deepdene Rd DEEPDENE 3103 (REI/VG)

3 2 2

Price: $1,550,000
Method: Private Sale
Date: 07/05/2025
Property Type: Townhouse (Single)
Land Size: 224 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE | propertydata.com.au

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