

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

11 Fellows Street, Kew Vic 3101

Indicative selling price

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

Range between

\$3,600,000

&

\$3,900,000

Median sale price

Median price

\$2,387,500

Property Type

Vacant land

Suburb

Kew

Period - From

24/09/2024

to

23/09/2025

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		
2		
3		

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:

24/09/2025 16:45

Mark Josem

03 9810 5055

0488 856 736

markjosem@jellisrcraig.com.au

Indicative Selling Price

\$3,600,000 - \$3,900,000

Median Land Price

24/09/2024 - 23/09/2025: \$2,387,500



Property Type: Land (Res)

Land Size: 961 sqm approx

Agent Comments

Comparable Properties

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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