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	38 Sackville Street, Kew Vic 3101

Indicative selling price

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

Range between $3,850,000 & $4,100,000

Median sale price

Median price $2,780,000 Property Type House Suburb Kew

Period - From 01/07/2024 to 30/06/2025 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	14 Hunter St KEW 3101	$3,950,000	16/06/2025
2	1b Lingwell Rd HAWTHORN EAST 3123	$4,008,000	04/03/2025
3	13 Rossfield Av KEW 3101	$3,930,000	15/02/2025

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: 08/08/2025 11:55

38 Sackville Street, Kew Vic 3101



4 4 2

Property Type: House
Land Size: 750 sqm approx

Agent Comments

Indicative Selling Price
$3,850,000 - $4,100,000
Median House Price
Year ending June 2025: $2,780,000

Comparable Properties



14 Hunter St KEW 3101 (REI/VG)

5 4 2

Price: $3,950,000
Method: Private Sale
Date: 16/06/2025
Property Type: House
Land Size: 550 sqm approx

Agent Comments



1b Lingwell Rd HAWTHORN EAST 3123 (REI/VG)

5 4 3

Price: $4,008,000
Method: Private Sale
Date: 04/03/2025
Property Type: House
Land Size: 723 sqm approx

Agent Comments



13 Rossfield Av KEW 3101 (REI/VG)

5 3 2

Price: $3,930,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House
Land Size: 471 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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