

# 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

17 Sackville Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,500,000 & \$4,950,000

### Median sale price

Median price \$2,650,000 Property Type House Suburb Kew

Period - From 25/03/2024 to 24/03/2025 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	51 Rowland St KEW 3101	\$5,150,000	15/03/2025
2	28 Stanley Gr CANTERBURY 3126	\$4,330,000	26/02/2025
3	21 Edward St KEW 3101	\$4,950,000	19/12/2024

**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:

25/03/2025 14:02



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**Property Type:** House (Res)

**Land Size:** 922 sqm approx

Agent Comments

## Comparable Properties



**51 Rowland St KEW 3101 (REI)**

Agent Comments

-   -   -

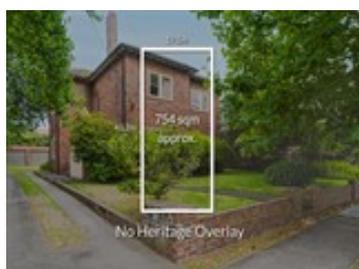
**Price:** \$5,150,000

**Method:** Auction Sale

**Date:** 15/03/2025

**Property Type:** Land (Res)

**Land Size:** 709 sqm approx



**28 Stanley Gr CANTERBURY 3126 (REI)**

Agent Comments

6   2   2

**Price:** \$4,330,000

**Method:** Auction Sale

**Date:** 26/02/2025

**Property Type:** House (Res)

**Land Size:** 754 sqm approx



**21 Edward St KEW 3101 (VG)**

Agent Comments

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**Price:** \$4,950,000

**Method:** Sale

**Date:** 19/12/2024

**Property Type:** House (Res)

**Land Size:** 1159 sqm approx

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