

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

19 Scott Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,760,000 Property Type House 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	3 Allen St HAWTHORN 3122	\$1,562,500	15/03/2025
2	66 Pakington St KEW 3101	\$1,450,000	11/03/2025
3	9 Ermington PI KEW 3101	\$1,550,000	11/02/2025

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 282 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending March 2025: \$2,760,000

Comparable Properties



3 Allen St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,562,500
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 174 sqm approx



66 Pakington St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 11/03/2025
Property Type: House
Land Size: 336 sqm approx



9 Ermington Pl KEW 3101 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Sold Before Auction
Date: 11/02/2025
Property Type: House (Res)
Land Size: 288 sqm approx

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



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