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 Scott Street, Kew Vic 3101

Indicative selling price

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

Range between $1,600,000 & $1,750,000

Median sale price

Median price $2,630,000 Property Type House Suburb Kew

Period - From 03/09/2024 to 02/09/2025 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	31 Munro St HAWTHORN EAST 3123	$1,650,000	25/06/2025
2	21 Henry St HAWTHORN 3122	$1,665,000	07/06/2025
3	22 Melville St HAWTHORN 3122	$1,750,000	06/05/2025

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: 03/09/2025 10:33

17 Scott Street, Kew Vic 3101

Patrick Dennis
03 9831 2815
0409 321 159
patrickdennis@jelliscraig.com.au



3 1 1

Rooms: 4
Property Type: House

Indicative Selling Price
$1,600,000 - $1,750,000
Median House Price
03/09/2024 - 02/09/2025: $2,630,000

Comparable Properties



31 Munro St HAWTHORN EAST 3123 (REI)

3 1 -

Price: $1,650,000
Method: Sold Before Auction
Date: 25/06/2025
Property Type: House (Res)
Land Size: 264 sqm approx

Agent Comments



21 Henry St HAWTHORN 3122 (REI/VG)

3 1 -

Price: $1,665,000
Method: Private Sale
Date: 07/06/2025
Property Type: House
Land Size: 183 sqm approx

Agent Comments



22 Melville St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $1,750,000
Method: Private Sale
Date: 06/05/2025
Property Type: House (Res)
Land Size: 224 sqm approx

Agent Comments

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