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	4/37 Atkins Street, Kew Vic 3101

Indicative selling price

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

Range between $700,000 & $760,000

Median sale price

Median price $780,000 Property Type Unit Suburb Kew

Period - From 07/10/2024 to 06/10/2025 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	12/39 Pakington St KEW 3101	$720,000	20/09/2025
2	3/9 Grey St BALWYN 3103	$758,000	13/09/2025
3	G03/48 Pakington St KEW 3101	$700,100	30/06/2025

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: 07/10/2025 08:49

4/37 Atkins Street, Kew Vic 3101

Nelson Alexander



2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$700,000 - $760,000
Median Unit Price
07/10/2024 - 06/10/2025: $780,000

Comparable Properties



12/39 Pakington St KEW 3101 (REI)

2 1 1

Price: $720,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Apartment

Agent Comments



3/9 Grey St BALWYN 3103 (REI)

2 1 1

Price: $758,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Unit

Agent Comments



G03/48 Pakington St KEW 3101 (REI)

2 1 1

Price: $700,100
Method: Private Sale
Date: 30/06/2025
Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

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