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	2/8 Hamilton Street, Kew East Vic 3102

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,499,000 Property Type Townhouse Suburb Kew East

Period - From 06/10/2024 to 05/10/2025 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	1/120 Walpole St KEW 3101	$1,400,000	14/07/2025
2	202/4 Willsmere Rd KEW 3101	$1,350,000	26/06/2025
3	3/54 Sackville St KEW 3101	$1,388,000	12/04/2025

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: 06/10/2025 10:56

2/8 Hamilton Street, Kew East Vic 3102

JellisCraig

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3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Townhouse Price
06/10/2024 - 05/10/2025: $1,499,000

Comparable Properties



1/120 Walpole St KEW 3101 (REI)

3 2 2

Price: $1,400,000
Method: Private Sale
Date: 14/07/2025
Property Type: Apartment

Agent Comments



202/4 Willsmere Rd KEW 3101 (REI)

3 2 2

Price: $1,350,000
Method: Private Sale
Date: 26/06/2025
Property Type: Apartment

Agent Comments



3/54 Sackville St KEW 3101 (REI/VG)

3 2 2

Price: $1,388,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)

Agent Comments

REIV THE DIFFERENCE

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