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 Younger Court, Kew Vic 3101

Indicative selling price

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

Range between $1,780,000 & $1,950,000

Median sale price

Median price $2,672,500 Property Type House Suburb Kew

Period - From 01/07/2025 to 30/09/2025 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	2/7 Gellibrand St KEW 3101	$1,950,000	23/10/2025
2	1/74 Walpole St KEW 3101	$1,900,000	20/09/2025
3	2 Ferguson St KEW 3101	$1,770,000	04/08/2025

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: 27/10/2025 10:00

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,780,000 - $1,950,000
Median House Price
September quarter 2025: $2,672,500

Comparable Properties



2/7 Gellibrand St KEW 3101 (REI)

3 3 2

Price: $1,950,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: Townhouse (Res)

Agent Comments



1/74 Walpole St KEW 3101 (REI)

3 2 3

Price: $1,900,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit

Agent Comments



2 Ferguson St KEW 3101 (REI/VG)

4 2 2

Price: $1,770,000
Method: Private Sale
Date: 04/08/2025
Property Type: House
Land Size: 449 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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