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	1/89 Earl Street, Kew Vic 3101

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $691,900 Property Type Unit 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	1/60 Peel St KEW 3101	$1,134,000	08/11/2025
2	4/97 Earl St KEW 3101	$1,260,000	16/10/2025
3	184 Princess St KEW 3101	$1,100,000	08/08/2025

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: 18/11/2025 08:43

1/89 Earl Street, Kew Vic 3101

Nelson Alexander



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 255 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Unit Price
September quarter 2025: $691,900

Comparable Properties



1/60 Peel St KEW 3101 (REI)

3 2 1

Price: $1,134,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)

Agent Comments



4/97 Earl St KEW 3101 (REI)

4 3 2

Price: $1,260,000
Method: Sold Before Auction
Date: 16/10/2025
Property Type: Townhouse (Res)
Land Size: 311 sqm approx

Agent Comments



184 Princess St KEW 3101 (REI/VG)

3 2 3

Price: $1,100,000
Method: Private Sale
Date: 08/08/2025
Property Type: Townhouse (Single)
Land Size: 161 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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