

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

76 Mount Street, Kew VIC 3101

Indicative selling price

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

Single price

\$3,600,000

Median sale price

Median price

\$2,780,000

Property Type

House

Suburb

Kew

Period - From

22/09/2024

to

21/03/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
26 Elliott Av, Balwyn Vic	\$3,180,000	29/10/2024
35 Dean St, Kew Vic	\$3,230,000	16/11/2024

This Statement of Information was prepared on:

22/03/2025

76 Mount Street, Kew VIC 3101



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Property Type: House

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Indicative Selling Price

-

Median House Price

Year ending March 2025: \$2,780,000

Comparable Properties



26 Elliott Av, Balwyn Vic

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Price: \$3,180,000

Method: Sold Before Auction

Date: 29/10/2024

Property Type: House

Land Size: 677 sqm approx



35 Dean St, Kew Vic

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Price: \$3,230,000

Method: Auction Sale

Date: 16/11/2024

Property Type: House

Land Size: 519 sqm approx

Account - Kay & Burton Boroondara | P: +61 3 8862 8001



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