

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

155 Eglinton Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$2,697,500

Property Type House

Suburb Kew

Period - From 01/01/2025

to 31/12/2025

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	38 May St KEW 3101	\$1,660,000	21/02/2026
2	14 Willsmere Rd KEW 3101	\$1,600,000	19/01/2026
3	141 Willsmere Rd KEW 3101	\$1,775,000	25/10/2025

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:

26/02/2026 13:38



 4  1  1

Rooms: 6
Property Type: House (Res)
Land Size: 326 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
Year ending December 2025: \$2,697,500

Comparable Properties



38 May St KEW 3101 (REI)

 3  1  1

Price: \$1,660,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)

Agent Comments

236sqm



14 Willsmere Rd KEW 3101 (REI)

 3  2  2

Price: \$1,600,000
Method: Private Sale
Date: 19/01/2026
Property Type: House (Res)

Agent Comments

251sqm



141 Willsmere Rd KEW 3101 (REI/VG)

 3  2  2

Price: \$1,775,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 451 sqm approx

Agent Comments

Account - Atria Real Estate