

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

118 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between \$3,700,000

&

\$3,950,000

Median sale price

Median price \$2,780,000

Property Type House

Suburb Kew

Period - From 01/07/2024

to 30/06/2025

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 Henry St HAWTHORN 3122	\$3,700,000	01/04/2025
2	5 Pine St HAWTHORN 3122	\$3,970,000	29/03/2025
3			

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:

11/08/2025 17:59



4 5 3

Rooms: 9
Property Type: House (Res)
Land Size: 540 sqm approx
Agent Comments

Campbell Ward
03 9810 5070
0402 124 939
campbellward@jellisrcraig.com.au
Indicative Selling Price
\$3,700,000 - \$3,950,000
Median House Price
Year ending June 2025: \$2,780,000

Comparable Properties



2 Henry St HAWTHORN 3122 (REI/VG)

Agent Comments

4 2 1

Price: \$3,700,000
Method: Private Sale
Date: 01/04/2025
Property Type: House
Land Size: 582 sqm approx



5 Pine St HAWTHORN 3122 (REI/VG)

Agent Comments

3 3 -

Price: \$3,970,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 458 sqm approx

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.