

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

11 Arden Court, Kew East Vic 3102

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$2,150,000

Property Type House

Suburb Kew East

Period - From 01/04/2024

to 31/03/2025

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	20 Ramsay Av KEW EAST 3102	\$2,805,000	10/05/2025
2	8 Aquila St BALWYN NORTH 3104	\$2,650,000	31/03/2025
3	10 Morris St BALWYN NORTH 3104	\$2,473,000	22/03/2025

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:

28/05/2025 16:20



 4  2  3

Property Type: House (Res)

Land Size: 794 sqm approx

Agent Comments

Comparable Properties



20 Ramsay Av KEW EAST 3102 (REI)

Agent Comments

 4  3  2

Price: \$2,805,000

Method: Auction Sale

Date: 10/05/2025

Property Type: House (Res)

Land Size: 660 sqm approx



8 Aquila St BALWYN NORTH 3104 (REI/VG)

Agent Comments

 4  3  2

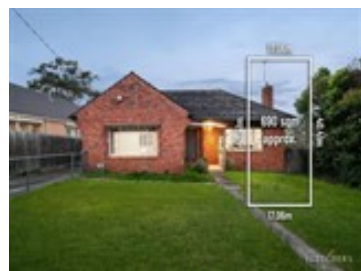
Price: \$2,650,000

Method: Private Sale

Date: 31/03/2025

Property Type: House

Land Size: 782 sqm approx



10 Morris St BALWYN NORTH 3104 (REI)

Agent Comments

 3  1  1

Price: \$2,473,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 690 sqm approx