

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 Studley Avenue, Kew Vic 3101

Indicative selling price

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

Range between

\$2,575,000

&

\$2,700,000

Median sale price

Median price

\$2,690,000

Property Type

House

Suburb

Kew

Period - From

01/01/2025

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	8 Young St KEW 3101	\$2,750,000	21/05/2025
2	9 Park Av KEW 3101	\$2,800,000	10/05/2025
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:

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Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$2,575,000 - \$2,700,000
Median House Price
March quarter 2025: \$2,690,000

Comparable Properties



8 Young St KEW 3101 (REI)

Agent Comments



Price: \$2,750,000
Method: Private Sale
Date: 21/05/2025
Property Type: House
Land Size: 843 sqm approx



9 Park Av KEW 3101 (REI)

Agent Comments



Price: \$2,800,000
Method: Private Sale
Date: 10/05/2025
Property Type: House
Land Size: 773 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.