

# 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](http://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:

02/07/2025 16:01



2 2 2

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

3 1 2

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

4 3 2

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.