Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$2,600,000

Property offered for sale

Address	32 Studley Avenue, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,500,000	&	\$2,750,000

Median sale price

Median price	\$2,780,000	Pro	perty Type	House		Suburb	Kew
Period - From	01/07/2024	to	30/06/2025	S	ource	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	143 Cotham Rd KEW 3101	\$2,525,000	10/04/2025
2	12 Hodgson St KEW 3101	\$2,620,000	22/03/2025
1			

OR

3

111 Brougham St KEW 3101

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:	28/07/2025 14:25



22/02/2025

JellisCraig

Geordie Dixon-Sima 03 9810 5090 0418 588 399 geordiedixon@jelliscraig.com.au

Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price Year ending June 2025: \$2,780,000





Property Type: House **Land Size:** 592 sqm approx

Agent Comments

Comparable Properties



143 Cotham Rd KEW 3101 (REI)

4

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3 2

Price: \$2,525,000

Method: Sold Before Auction

Date: 10/04/2025 Property Type: House **Agent Comments**



12 Hodgson St KEW 3101 (REI)

4

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Agent Comments

Price: \$2,620,000 **Method:** Auction Sale **Date:** 22/03/2025

Property Type: House (Res) **Land Size:** 665 sqm approx



111 Brougham St KEW 3101 (REI/VG)

1



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Agent Comments



Price: \$2,600,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res) Land Size: 658 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511





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