

# 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

2 Tanner Avenue, Kew East Vic 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,750,000

&

\$1,850,000

### Median sale price

Median price \$2,220,000

Property Type House

Suburb Kew East

Period - From 01/04/2025

to

31/03/2026

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 | 73 Windella Av KEW EAST 3102   | \$1,910,000 | 09/05/2026   |
| 2 | 7 Belford Rd KEW EAST 3102     | \$1,830,000 | 09/05/2026   |
| 3 | 16 Woolcock Av KEW EAST 3102   | \$1,900,000 | 14/04/2026   |

**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:

27/05/2026 10:25



3 1 4

**Property Type:** House  
**Land Size:** 668 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,750,000 - \$1,850,000  
**Median House Price**  
Year ending March 2026: \$2,220,000

## Comparable Properties



73 Windella Av KEW EAST 3102 (REI)

**Agent Comments**

3 1 2

**Price:** \$1,910,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** House (Res)  
**Land Size:** 661 sqm approx



7 Belford Rd KEW EAST 3102 (REI)

**Agent Comments**

3 2 3

**Price:** \$1,830,000  
**Method:** Auction Sale  
**Date:** 09/05/2026  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



16 Woolcock Av KEW EAST 3102 (REI)

**Agent Comments**

5 2 3

**Price:** \$1,900,000  
**Method:** Private Sale  
**Date:** 14/04/2026  
**Property Type:** House (Res)  
**Land Size:** 663 sqm approx