

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

22 Stansell Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$2,580,000

Property Type House

Suburb Kew

Period - From 01/04/2026

to

30/06/2026

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	4/16 Edgevale Rd KEW 3101	\$1,105,000	13/06/2026
2	18a Haines St HAWTHORN 3122	\$1,280,000	28/03/2026
3	5/40-44 Edgevale Rd KEW 3101	\$1,162,500	18/03/2026

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:

28/07/2026 12:10



Property Type: House (Previously Occupied - Detached)
Land Size: 216 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 June quarter 2026: \$2,580,000

Comparable Properties



4/16 Edgevale Rd KEW 3101 (REI)

Agent Comments



Price: \$1,105,000
Method: Auction Sale
Date: 13/06/2026
Property Type: Townhouse (Res)



18a Haines St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 205 sqm approx



5/40-44 Edgevale Rd KEW 3101 (REI)

Agent Comments



Price: \$1,162,500
Method: Sold Before Auction
Date: 18/03/2026
Property Type: Townhouse (Res)