

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

23 Scott Street, Kew Vic 3101

Indicative selling price

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

Range between \$3,400,000

&

\$3,600,000

Median sale price

Median price \$2,565,000

Property Type House

Suburb Kew

Period - From 16/06/2025

to

15/06/2026

Source

Property Data

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 Bell St HAWTHORN 3122	\$3,485,000	14/05/2026
2	30 Parkhill Rd KEW 3101	\$3,350,000	22/04/2026
3	43 Belmont Av KEW 3101	\$3,600,000	19/02/2026

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:

16/06/2026 10:51



 4  3  2

Rooms: 8

Property Type: House

Land Size: 470 sqm approx

Agent Comments

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Indicative Selling Price

\$3,400,000 - \$3,600,000

Median House Price

16/06/2025 - 15/06/2026: \$2,565,000

Comparable Properties



8 Bell St HAWTHORN 3122 (REI)

Agent Comments

 4  3  2

Price: \$3,485,000

Method: Auction Sale

Date: 14/05/2026

Property Type: House (Res)



30 Parkhill Rd KEW 3101 (REI)

Agent Comments

 4  2  3

Price: \$3,350,000

Method: Auction Sale

Date: 22/04/2026

Property Type: House (Res)

Land Size: 559 sqm approx



43 Belmont Av KEW 3101 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,600,000

Method: Auction Sale

Date: 19/02/2026

Property Type: House (Res)

Land Size: 736 sqm approx

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