

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

24A Davis Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,269,000

Property Type Townhouse

Suburb Kew

Period - From 05/05/2025

to

04/05/2026

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	1/16 Edgevale Rd KEW 3101	\$1,554,000	18/04/2026
2	58 Lilydale Gr HAWTHORN EAST 3123	\$1,590,000	28/03/2026
3	1/9 Asquith St KEW 3101	\$1,565,000	28/03/2026

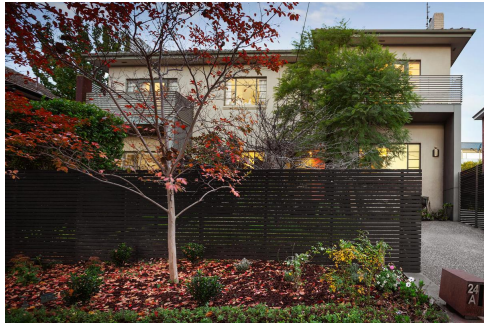
OR

~~**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:

05/05/2026 15:45

Sarah Francis
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3 2 2

Property Type: House

Land Size: 193 sqm approx.

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median Townhouse Price

05/05/2025 - 04/05/2026: \$1,269,000

Comparable Properties



1/16 Edgevale Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,554,000

Method: Expression of Interest

Date: 18/04/2026

Property Type: Villa

Land Size: 160 sqm approx



58 Lilydale Gr HAWTHORN EAST 3123 (REI)

Agent Comments

3 1 1

Price: \$1,590,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 317 sqm approx



1/9 Asquith St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,565,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 348 sqm approx

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