

# 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

3 Findon Crescent, Kew Vic 3101

### Indicative selling price

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

Range between \$1,375,000

&

\$1,495,000

### Median sale price

Median price \$2,587,500

Property Type House

Suburb Kew

Period - From 20/08/2025

to

19/08/2026

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 | 3/6-10 Lennox St HAWTHORN 3122 | \$1,460,000 | 27/06/2026   |
| 2 | 2/32 Walmer St KEW 3101        | \$1,415,000 | 02/05/2026   |
| 3 | 10 Evansdale Rd HAWTHORN 3122  | \$1,400,000 | 18/04/2026   |

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:

20/08/2026 09:58



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 840 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,375,000 - \$1,495,000  
**Median House Price**  
 20/08/2025 - 19/08/2026: \$2,587,500

## Comparable Properties



**3/6-10 Lennox St HAWTHORN 3122 (REI)**

**Agent Comments**

**Rooms:** 3 **Property Type:** 2 **Land Size:** 2

**Price:** \$1,460,000  
**Method:** Auction Sale  
**Date:** 27/06/2026  
**Property Type:** House (Res)



**2/32 Walmer St KEW 3101 (REI/VG)**

**Agent Comments**

**Rooms:** 3 **Property Type:** 1 **Land Size:** 2

**Price:** \$1,415,000  
**Method:** Auction Sale  
**Date:** 02/05/2026  
**Property Type:** Townhouse (Res)



**10 Evansdale Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

**Rooms:** 2 **Property Type:** 1 **Land Size:** 2

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** House (Res)  
**Land Size:** 205 sqm approx

**Account - Marshall White** | P: 03 9822 9999