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	31 Wimba Avenue, Kew Vic 3101

Indicative selling price

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

Single price $3,890,000

Median sale price

Median price $2,600,000 Property Type House Suburb Kew

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	10 Wills St BALWYN 3103	$3,750,000	09/05/2026
2	45 Ramsay Av KEW EAST 3102	$3,800,000	05/05/2026
3	2 Segtoune St KEW 3101	$3,851,000	23/03/2026

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: 23/06/2026 12:14

JellisCraig

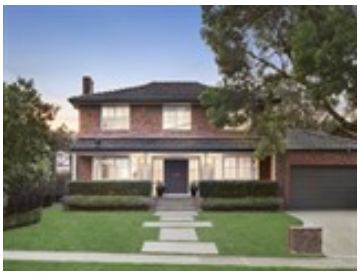
4 3 3

Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments

Indicative Selling Price
$3,890,000
Median House Price
Year ending March 2026: $2,600,000

Comparable Properties



10 Wills St BALWYN 3103 (REI)

4 3 2

Price: $3,750,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 1008 sqm approx

Agent Comments

45 Ramsay Av KEW EAST 3102 (REI)

5 3 2

Price: $3,800,000
Method: Private Sale
Date: 05/05/2026
Property Type: House (Res)
Land Size: 741 sqm approx

Agent Comments

2 Segtoune St KEW 3101 (REI)

6 3 4

Price: $3,851,000
Method: Private Sale
Date: 23/03/2026
Property Type: House (Res)

Agent Comments

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