

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

38 First Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$2,630,000

Property Type House

Suburb Kew

Period - From 13/04/2025

to

12/04/2026

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	14 Hamilton St KEW EAST 3102	\$2,550,000	11/03/2026
2	11 Baker Av KEW EAST 3102	\$2,390,000	06/12/2025
3	47 Oswin St KEW EAST 3102	\$2,611,000	01/12/2025

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:

13/04/2026 11:14



4 1 4

Property Type: House
Land Size: 646 sqm approx
Agent Comments

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Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

13/04/2025 - 12/04/2026: \$2,630,000

Comparable Properties



14 Hamilton St KEW EAST 3102 (REI)

Agent Comments

4 3 2

Price: \$2,550,000
Method: Private Sale
Date: 11/03/2026
Property Type: House
Land Size: 716 sqm approx



11 Baker Av KEW EAST 3102 (REI/VG)

Agent Comments

4 3 2

Price: \$2,390,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 650 sqm approx



47 Oswin St KEW EAST 3102 (REI/VG)

Agent Comments

4 2 1

Price: \$2,611,000
Method: Auction Sale
Date: 01/12/2025
Property Type: House (Res)
Land Size: 719 sqm approx

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