

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 Uvadale Grove, Kew Vic 3101

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

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	155 Eglinton St KEW 3101	\$1,700,000	28/03/2026
2	1/9 Asquith St KEW 3101	\$1,565,000	28/03/2026
3	18 Malmsbury St KEW 3101	\$1,600,000	18/03/2026

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:

28/05/2026 16:36

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Indicative Selling Price

\$1,550,000 - \$1,700,000

Median House Price

Year ending March 2026: \$2,600,000

**Rooms:** 10**Property Type:** Flat**Land Size:** 376 sqm approx

Agent Comments

Comparable Properties

**155 Eglinton St KEW 3101 (REI/VG)**

Agent Comments

**Price:** \$1,700,000**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** House (Res)**Land Size:** 325 sqm approx**1/9 Asquith St KEW 3101 (REI)**

Agent Comments

**Price:** \$1,565,000**Method:** Auction Sale**Date:** 28/03/2026**Property Type:** House (Res)**Land Size:** 348 sqm approx**18 Malmsbury St KEW 3101 (REI/VG)**

Agent Comments

**Price:** \$1,600,000**Method:** Sold Before Auction**Date:** 18/03/2026**Property Type:** House (Res)**Land Size:** 341 sqm approx

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