

# 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

4/5 Ridgeway Avenue, 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 \$850,000

&

\$900,000

### Median sale price

Median price \$922,500

Property Type Unit

Suburb Kew

Period - From 01/01/2026

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 | 3/20 Highbury Gr KEW 3101      | \$852,000 | 30/03/2026   |
| 2 | 6/284 Barkers Rd HAWTHORN 3122 | \$860,000 | 02/02/2026   |
| 3 |                                |           |              |

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:

18/06/2026 14:28



 2  1  1

**Property Type:** Villa

**Agent Comments**

**Indicative Selling Price**

\$850,000 - \$900,000

**Median Unit Price**

March quarter 2026: \$922,500

## Comparable Properties



**3/20 Highbury Gr KEW 3101 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$852,000

**Method:** Private Sale

**Date:** 30/03/2026

**Property Type:** Apartment



**6/284 Barkers Rd HAWTHORN 3122 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$860,000

**Method:** Private Sale

**Date:** 02/02/2026

**Property Type:** Unit

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.

**Account - Nelson Alexander** | P: 03 98548888 | F: 03 94177408