

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

49 Mary Street, Kew Vic 3101

Indicative selling price

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

Range between \$3,950,000

&

\$4,345,000

Median sale price

Median price \$2,700,000

Property Type House

Suburb Kew

Period - From 20/02/2025

to

19/02/2026

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	9 Segtoun St KEW 3101	\$4,550,000	01/11/2025
2	12 Vista Av KEW 3101	\$3,957,000	22/10/2025
3	31 First Av KEW 3101	\$3,830,000	02/10/2025

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:

20/02/2026 11:00



5 5 2

Property Type: House
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$3,950,000 - \$4,345,000
Median House Price
20/02/2025 - 19/02/2026: \$2,700,000

Comparable Properties



9 Segtoun St KEW 3101 (REI/VG)

Agent Comments

5 3 3

Price: \$4,550,000
Method: Private Sale
Date: 01/11/2025
Property Type: House
Land Size: 656 sqm approx



12 Vista Av KEW 3101 (REI/VG)

Agent Comments

5 3 3

Price: \$3,957,000
Method: Auction Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 696 sqm approx



31 First Av KEW 3101 (REI/VG)

Agent Comments

4 4 2

Price: \$3,830,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 690 sqm approx