

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

5/2 Wimba Avenue, Kew Vic 3101

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$2,295,000

Property Type

House

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	5/40-44 Edgevale Rd KEW 3101	\$1,162,500	18/03/2026
2	5/30 Wellington St KEW 3101	\$1,178,000	07/03/2026
3	9/34 High St KEW 3101	\$1,100,000	18/02/2026

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:

14/05/2026 16:47



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

March quarter 2026: \$2,295,000

Comparable Properties



5/40-44 Edgevale Rd KEW 3101 (REI)

Agent Comments



Price: \$1,162,500

Method: Sold Before Auction

Date: 18/03/2026

Property Type: Townhouse (Res)



5/30 Wellington St KEW 3101 (REI)

Agent Comments



Price: \$1,178,000

Method: Auction Sale

Date: 07/03/2026

Property Type: Townhouse (Res)



9/34 High St KEW 3101 (VG)

Agent Comments



Price: \$1,100,000

Method: Sale

Date: 18/02/2026

Property Type: Flat/Unit/Apartment (Res)

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