

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

5/40-44 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$2,510,000

Property Type House

Suburb Kew

Period - From 01/10/2025

to 31/12/2025

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	4/910 Glenferrie Rd KEW 3101	\$1,112,000	01/12/2025
2	2/2 Bradford Av KEW 3101	\$1,130,000	21/11/2025
3	1/60 Peel St KEW 3101	\$1,134,000	08/11/2025

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:

17/02/2026 12:56



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2025: \$2,510,000

Comparable Properties



4/910 Glenferrie Rd KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$1,112,000

Method: Sold Before Auction

Date: 01/12/2025

Property Type: Unit



2/2 Bradford Av KEW 3101 (REI)

Agent Comments

3 1 1

Price: \$1,130,000

Method: Sold Before Auction

Date: 21/11/2025

Property Type: Townhouse (Res)



1/60 Peel St KEW 3101 (REI/VG)

Agent Comments

3 2 1

Price: \$1,134,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)