

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

7/17 Marshall Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$1,700,000

&

\$1,800,000

Median sale price

Median price \$2,580,000

Property Type House

Suburb Kew

Period - From 01/04/2026

to

30/06/2026

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	1/2 Hartwood St KEW EAST 3102	\$1,730,000	20/06/2026
2	9/17 Marshall Av KEW 3101	\$1,700,000	09/05/2026
3	2/130 Parkhill Rd KEW 3101	\$1,701,000	28/03/2026

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:

09/07/2026 09:16



3 2 2

Property Type: Unit

Land Size: 412 sqm approx

Agent Comments

Comparable Properties



1/2 Hartwood St KEW EAST 3102 (REI)

Agent Comments

3 2 2

Price: \$1,730,000

Method: Auction Sale

Date: 20/06/2026

Property Type: Townhouse (Res)



9/17 Marshall Av KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,700,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Townhouse (Res)

Land Size: 325 sqm approx



2/130 Parkhill Rd KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$1,701,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 301 sqm approx