

# 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 Vista 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 \$2,300,000

&

\$2,500,000

### Median sale price

Median price \$2,580,000

Property Type House

Suburb Kew

Period - From 02/06/2025

to

01/06/2026

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 | 2 Rimington Av KEW 3101        | \$2,608,000 | 27/05/2026   |
| 2 | 42 Mont Victor Rd KEW 3101     | \$2,300,000 | 09/04/2026   |
| 3 | 16 Victor Av KEW 3101          | \$2,250,000 | 19/03/2026   |

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:

02/06/2026 15:31



 4    3    2

**Rooms:** 8

**Property Type:** House

**Land Size:** 587 sqm approx

**Agent Comments**

Lloyd Lawton

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**Indicative Selling Price**

\$2,300,000 - \$2,500,000

**Median House Price**

02/06/2025 - 01/06/2026: \$2,580,000

## Comparable Properties



**2 Rimington Av KEW 3101 (REI)**

**Agent Comments**

 3    2    3

**Price:** \$2,608,000

**Method:** Sold Before Auction

**Date:** 27/05/2026

**Property Type:** House (Res)

**Land Size:** 698 sqm approx



**42 Mont Victor Rd KEW 3101 (REI)**

**Agent Comments**

 4    2    4

**Price:** \$2,300,000

**Method:** Private Sale

**Date:** 09/04/2026

**Property Type:** House (Res)



**16 Victor Av KEW 3101 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$2,250,000

**Method:** Private Sale

**Date:** 19/03/2026

**Property Type:** House (Res)

**Land Size:** 656 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511