

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

8 Holly Lane, Kew Vic 3101

Indicative selling price

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

Single price

\$3,250,000

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	12 Cradley Av KEW 3101	\$2,950,000	27/05/2026
2	9 Mathers Av KEW EAST 3102	\$2,951,450	26/03/2026
3	6 Yarravale Rd KEW 3101	\$3,150,000	21/02/2026

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:

15/06/2026 11:02



Property Type:
Divorce/Estate/Family Transfers
Land Size: 704 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,250,000
Median House Price
March quarter 2026: \$2,295,000

Comparable Properties



12 Cradley Av KEW 3101 (REI)

[Agent Comments](#)



Price: \$2,950,000
Method: Private Sale
Date: 27/05/2026
Property Type: House
Land Size: 1135 sqm approx



9 Mathers Av KEW EAST 3102 (REI)

[Agent Comments](#)



Price: \$2,951,450
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 650 sqm approx



6 Yarravale Rd KEW 3101 (REI)

[Agent Comments](#)



Price: \$3,150,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 687 sqm approx

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