

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

9 Doona Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$5,800,000 & \$6,300,000

Median sale price

Median price \$2,980,000 Property Type House Suburb Kew

Period - From 01/01/2024 to 31/03/2024 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	41 Fellows St KEW 3101	\$7,100,000	25/03/2024
2	25 Edward St KEW 3101	\$6,750,000	24/02/2024
3	44 Malin St KEW 3101	\$6,350,000	16/03/2024

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:

24/04/2024 10:23

9 Doona Avenue, Kew Vic 3101

Sam Wilkinson

03 9820 8005

0400 169 148

swilkinson@kayburton.com.au



 4  3  4

Property Type: House (Previously Occupied - Detached)

Land Size: 1112 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$5,800,000 - \$6,300,000

Median House Price

March quarter 2024: \$2,980,000

Comparable Properties



41 Fellows St KEW 3101 (REI)

[Agent Comments](#)

 5  2  4

Price: \$7,100,000

Method: Private Sale

Date: 25/03/2024

Property Type: House (Res)

Land Size: 1442 sqm approx



25 Edward St KEW 3101 (REI)

[Agent Comments](#)

 4  2  2

Price: \$6,750,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 1165 sqm approx



44 Malin St KEW 3101 (REI)

[Agent Comments](#)

 5  4  3

Price: \$6,350,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)

Land Size: 836 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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