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	11 SECOND AVENUE KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$2,300,000	&	$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,650,000	Property type	House	Suburb	Kew
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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 6 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
3 EYRE STREET BALWYN VIC 3103	$2,500,000	10-Mar-25
71 MAUD STREET BALWYN NORTH VIC 3104	$2,350,000	04-Mar-25
71 HARTINGTON STREET KEW VIC 3101	$2,325,000	01-Mar-25

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 6 months.~~

This Statement of Information was prepared on: 17 June 2025

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3 EYRE STREET BALWYN VIC 3103 Sold Price RS **$2,500,000** Sold Date **10-Mar-25**

2 2 1 Distance **0.28km**

71 MAUD STREET BALWYN NORTH VIC 3104 Sold Price **$2,350,000** Sold Date **04-Mar-25**

4 1 3 Distance **1.43km**

71 HARTINGTON STREET KEW VIC 3101 Sold Price **$2,325,000** Sold Date **01-Mar-25**

3 2 1 Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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