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	16 Victor Avenue, Kew Vic 3101

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,700,500 Property Type House Suburb Kew

Period - From 04/03/2025 to 03/03/2026 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	29 Mont Victor Rd KEW 3101	$2,665,000	28/02/2026
2	21 Birdwood St BALWYN 3103	$2,600,000	18/10/2025
3	7 Majella Ct KEW 3101	$2,600,000	27/09/2025

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: 04/03/2026 15:12

16 Victor Avenue, Kew Vic 3101



4 2 2

Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
04/03/2025 - 03/03/2026: $2,700,500

Comparable Properties



29 Mont Victor Rd KEW 3101 (REI)

4 3 4

Price: $2,665,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House
Land Size: 574 sqm approx

Agent Comments



21 Birdwood St BALWYN 3103 (REI/VG)

4 2 2

Price: $2,600,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



7 Majella Ct KEW 3101 (REI/VG)

3 1 4

Price: $2,600,000
Method: Private Sale
Date: 27/09/2025
Property Type: House
Land Size: 648 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800

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