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 Banool Avenue, Kew Vic 3101

Indicative selling price

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

Range between $2,250,000 & $2,450,000

Median sale price

Median price $2,672,500 Property Type House Suburb Kew

Period - From 01/07/2025 to 30/09/2025 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	11 Barton St HAWTHORN 3122	$2,500,000	30/09/2025
2	32 Barkers Rd HAWTHORN 3122	$2,370,000	14/06/2025
3	34 Derby St KEW 3101	$2,154,000	31/05/2025

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: 13/10/2025 09:57

7 Banool Avenue, Kew Vic 3101

JellisCraig



4 3 2

Property Type: House
Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price
$2,250,000 - $2,450,000
Median House Price
September quarter 2025: $2,672,500

Comparable Properties



11 Barton St HAWTHORN 3122 (REI)

4 2 -

Price: $2,500,000
Method: Private Sale
Date: 30/09/2025
Property Type: House
Land Size: 620 sqm approx

Agent Comments



32 Barkers Rd HAWTHORN 3122 (REI/VG)

4 2 2

Price: $2,370,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)
Land Size: 546 sqm approx

Agent Comments



34 Derby St KEW 3101 (REI/VG)

3 2 2

Price: $2,154,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 529 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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