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	29 Mont Victor Road, 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 $2,697,500 Property Type House Suburb Kew

Period - From 01/01/2025 to 31/12/2025 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	21 Birdwood St BALWYN 3103	$2,600,000	18/10/2025
2	7 Majella Ct KEW 3101	$2,600,000	27/09/2025
3	15 Lady Lochs Dr KEW 3101	$2,590,000	13/09/2025

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: 10/02/2026 14:58

29 Mont Victor Road, Kew Vic 3101

JellisCraig

George Mitry
0419 370 483
GeorgeMitry@jelliscraig.com.au



4 3 4

Property Type: House
Land Size: 574 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending December 2025: $2,697,500

Comparable Properties



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



15 Lady Lochs Dr KEW 3101 (REI/VG)

3 2 2

Price: $2,590,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 546 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata .com.au

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