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	2 Segtoune Street, Kew Vic 3101

Indicative selling price

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

Range between $3,800,000 & $4,100,000

Median sale price

Median price $2,700,000 Property Type House Suburb Kew

Period - From 10/03/2025 to 09/03/2026 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	31 Wimba Av KEW 3101	$3,830,000	28/02/2026
2	12 Vista Av KEW 3101	$3,957,000	22/10/2025
3	31 First Av KEW 3101	$3,830,000	02/10/2025

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: 10/03/2026 12:29

2 Segtoune Street, Kew Vic 3101

Lloyd Lawton
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6 3 4

Property Type: House
Land Size: 513 sqm approx

Agent Comments

Indicative Selling Price
$3,800,000 - $4,100,000
Median House Price
10/03/2025 - 09/03/2026: $2,700,000

Comparable Properties



31 Wimba Av KEW 3101 (REI)

4 3 3

Price: $3,830,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments



12 Vista Av KEW 3101 (REI/VG)

5 3 3

Price: $3,957,000
Method: Auction Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



31 First Av KEW 3101 (REI/VG)

4 4 2

Price: $3,830,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 690 sqm approx

Agent Comments

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