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	94 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between $1,600,000 & $1,700,000

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	14 Willsmere Rd KEW 3101	$1,600,000	20/01/2026
2	36 Connell St HAWTHORN 3122	$1,690,000	06/12/2025
3	80 Denham St HAWTHORN 3122	$1,780,000	20/09/2025

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: 02/02/2026 19:47

94 Edgevale Road, Kew Vic 3101

Tim Mursell
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3 2 0

Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
Year ending December 2025: $2,697,500

Comparable Properties



14 Willsmere Rd KEW 3101 (REI)

3 2 2

Price: $1,600,000
Method: Private Sale
Date: 20/01/2026
Property Type: House

Agent Comments



36 Connell St HAWTHORN 3122 (REI/VG)

2 2 1

Price: $1,690,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 267 sqm approx

Agent Comments



80 Denham St HAWTHORN 3122 (REI/VG)

3 1 1

Price: $1,780,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 184 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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