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	42 Mont Victor Road, Kew Vic 3101

Indicative selling price

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

Range between $2,350,000 & $2,450,000

Median sale price

Median price $2,510,000 Property Type House Suburb Kew

Period - From 01/10/2025 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	3 Norbert St BALWYN 3103	$2,422,000	18/12/2025
2	20 Frederick St BALWYN 3103	$2,350,000	09/12/2025
3	10 Deepdene Rd DEEPDENE 3103	$2,500,000	29/10/2025

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: 18/03/2026 14:43

42 Mont Victor Road, Kew Vic 3101

Nelson Alexander



4 2 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,350,000 - $2,450,000
Median House Price
December quarter 2025: $2,510,000

Comparable Properties



3 Norbert St BALWYN 3103 (REI)

4 1 1

Price: $2,422,000
Method: Private Sale
Date: 18/12/2025
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments



20 Frederick St BALWYN 3103 (REI)

3 2 2

Price: $2,350,000
Method: Private Sale
Date: 09/12/2025
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



10 Deepdene Rd DEEPDENE 3103 (REI/VG)

3 1 2

Price: $2,500,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 513 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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