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	56 Adeney Avenue, Kew Vic 3101

Indicative selling price

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

Range between $2,800,000 & $3,080,000

Median sale price

Median price $2,600,000 Property Type House Suburb Kew

Period - From 01/04/2025 to 31/03/2026 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	76 Harp Rd KEW 3101	$3,180,000	24/04/2026
2	31 Marshall Av KEW 3101	$2,725,000	31/03/2026
3	6 Locksley Av KEW 3101	$2,950,000	28/02/2026

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: 14/05/2026 14:38

56 Adeney Avenue, Kew Vic 3101

JellisCraig

Greg Bowring
0400 641 580
gregbowring@jelliscraig.com.au



3 2 2

Property Type: House (Res)
Land Size: 867 sqm approx

Agent Comments

Indicative Selling Price
$2,800,000 - $3,080,000
Median House Price
Year ending March 2026: $2,600,000

Comparable Properties



76 Harp Rd KEW 3101 (REI)

5 3 2

Price: $3,180,000
Method: Private Sale
Date: 24/04/2026
Property Type: House
Land Size: 684 sqm approx

Agent Comments



31 Marshall Av KEW 3101 (REI)

4 2 2

Price: $2,725,000
Method: Private Sale
Date: 31/03/2026
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments



6 Locksley Av KEW 3101 (REI/VG)

5 2 4

Price: $2,950,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 774 sqm approx

Agent Comments

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