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	8 Baker Avenue, Kew East Vic 3102

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,330,000 Property Type House Suburb Kew East

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	8 Cadow St KEW EAST 3102	$1,950,000	21/02/2026
2	147 Kilby Rd KEW EAST 3102	$2,000,000	16/01/2026
3	1523 Old Burke Rd KEW EAST 3102	$1,950,000	18/10/2025

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: 03/03/2026 13:52

8 Baker Avenue, Kew East Vic 3102

Nelson Alexander



3 1 4

Property Type: House

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
December quarter 2025: $2,330,000

Comparable Properties



8 Cadow St KEW EAST 3102 (REI)

4 2 2

Price: $1,950,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)

Agent Comments



147 Kilby Rd KEW EAST 3102 (VG)

4 - -

Price: $2,000,000
Method: Sale
Date: 16/01/2026
Property Type: House (Res)
Land Size: 833 sqm approx

Agent Comments



1523 Old Burke Rd KEW EAST 3102 (REI/VG)

3 3 2

Price: $1,950,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 736 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata.com.au

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