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	12 Stansell Street, Kew Vic 3101

Indicative selling price

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

Single price $2,295,000

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	38 Fletcher St HAWTHORN EAST 3123	$2,226,000	29/10/2025
2	21 Allen St HAWTHORN 3122	$2,250,000	15/10/2025
3	28 Melville St HAWTHORN 3122	$2,500,000	05/09/2025

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: 21/03/2026 15:15

12 Stansell Street, Kew Vic 3101



3 2 0

Property Type: House

Agent Comments

Indicative Selling Price
$2,295,000
Median House Price
Year ending December 2025: $2,697,500

Comparable Properties



38 Fletcher St HAWTHORN EAST 3123 (REI/VG)

3 2 1

Price: $2,226,000
Method: Sold Before Auction
Date: 29/10/2025
Property Type: House (Res)
Land Size: 270 sqm approx

Agent Comments



21 Allen St HAWTHORN 3122 (REI/VG)

4 2 1

Price: $2,250,000
Method: Private Sale
Date: 15/10/2025
Property Type: House (Res)
Land Size: 216 sqm approx

Agent Comments



28 Melville St HAWTHORN 3122 (REI/VG)

4 2 -

Price: $2,500,000
Method: Private Sale
Date: 05/09/2025
Property Type: House
Land Size: 212 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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