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	31 Marshall Avenue, Kew Vic 3101

Indicative selling price

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

Single price $2,850,000

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	1 Ridgeway Av KEW 3101	$3,265,000	16/03/2026
2	5 Xavier Av HAWTHORN 3122	$2,980,000	05/03/2026
3	7 Hull St HAWTHORN 3122	$2,800,000	05/03/2026

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: 26/03/2026 10:26

31 Marshall Avenue, Kew Vic 3101

Nelson Alexander



4 2 2

Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price
$2,850,000
Median House Price
December quarter 2025: $2,510,000

Comparable Properties



1 Ridgeway Av KEW 3101 (REI)

4 2 2

Price: $3,265,000
Method: Sold Before Auction
Date: 16/03/2026
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



5 Xavier Av HAWTHORN 3122 (REI)

3 2 2

Price: $2,980,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: House (Res)

Agent Comments



7 Hull St HAWTHORN 3122 (REI)

4 2 -

Price: $2,800,000
Method: Private Sale
Date: 05/03/2026
Property Type: House

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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