

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

44 Normanby Road, Kew Vic 3101

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,630,000 Property Type House Suburb Kew

Period - From 23/04/2025 to 22/04/2026 Source Property Data

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	11 College Pde KEW 3101	\$3,398,000	13/12/2025
2	31 Pakington St KEW 3101	\$3,126,000	19/02/2026
3	32 Norbert St BALWYN 3103	\$3,062,000	05/02/2026

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:

23/04/2026 16:53



Rooms: 10
Property Type: House
Land Size: 908 sqm approx
Agent Comments

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Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
23/04/2025 - 22/04/2026: \$2,630,000

Comparable Properties



11 College Pde KEW 3101 (VG)

Agent Comments



Price: \$3,398,000
Method: Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 832 sqm approx



31 Pakington St KEW 3101 (REI/VG)

Agent Comments



Price: \$3,126,000
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 946 sqm approx



32 Norbert St BALWYN 3103 (REI)

Agent Comments



Price: \$3,062,000
Method: Private Sale
Date: 05/02/2026
Property Type: House (Res)
Land Size: 742 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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