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 $2,600,000 & $2,860,000

Median sale price

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

Period - From 18/05/2025 to 17/05/2026 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	5 Xavier Av HAWTHORN 3122	$2,980,000	05/03/2026
2	46 Nungerner St BALWYN 3103	$2,900,000	12/05/2026
3	2 Cole Av KEW EAST 3102	$2,770,000	17/03/2026

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: 18/05/2026 15:00

44 Normanby Road, Kew Vic 3101

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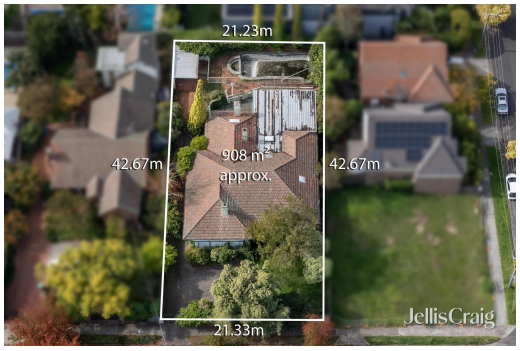

5 2 3

Property Type: House
Land Size: 908 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,860,000
Median House Price
18/05/2025 - 17/05/2026: $2,630,000

Comparable Properties



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



46 Nungerner St BALWYN 3103 (REI)

- - -

Price: $2,900,000
Method: Private Sale
Date: 12/05/2026
Property Type: Land
Land Size: 774 sqm approx

Agent Comments



2 Cole Av KEW EAST 3102 (REI)

4 3 5

Price: $2,770,000
Method: Private Sale
Date: 17/03/2026
Property Type: House
Land Size: 894 sqm approx

Agent Comments

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