

# 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

9/17 Marshall Avenue, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$832,500 Property Type Unit Suburb Kew

Period - From 25/03/2025 to 24/03/2026 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	2 Tennyson St KEW 3101	\$1,761,000	28/02/2026
2	1/24 Strathalbyn St KEW EAST 3102	\$1,460,000	22/03/2026
3			

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: 25/03/2026 12:13

9/17 Marshall Avenue, Kew Vic 3101

Tim Heavyside  
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**Rooms:** 5  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 325 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median Unit Price**  
25/03/2025 - 24/03/2026: \$832,500

## Comparable Properties



**2 Tennyson St KEW 3101 (REI)**

[Agent Comments](#)



**Price:** \$1,761,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 457 sqm approx



**1/24 Strathalbyn St KEW EAST 3102 (REI)**

[Agent Comments](#)



**Price:** \$1,460,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2026  
**Property Type:** Villa

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.

Account - Heavyside



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