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	38 First Avenue, Kew Vic 3101

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,600,000 Property Type House Suburb Kew

Period - From 01/04/2025 to 31/03/2026 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	20 Hood St BALWYN NORTH 3104	$2,350,000	09/05/2026
2	42 Mont Victor Rd KEW 3101	$2,300,000	09/04/2026
3	16 Victor Av KEW 3101	$2,250,000	19/03/2026

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: 27/05/2026 13:21

38 First Avenue, Kew Vic 3101

JellisCraig

Lloyd Lawton
03 9810 5054
0403229433
lloydlawton@jelliscraig.com.au

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending March 2026: $2,600,000



4 2 4

Property Type: House
Land Size: 646 sqm approx

Agent Comments

Comparable Properties



20 Hood St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,350,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments



42 Mont Victor Rd KEW 3101 (REI)

4 2 4

Price: $2,300,000
Method: Private Sale
Date: 09/04/2026
Property Type: House (Res)

Agent Comments



16 Victor Av KEW 3101 (REI/VG)

4 2 2

Price: $2,250,000
Method: Private Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 656 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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