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	4/16 Woodlands Avenue, Kew East Vic 3102

Indicative selling price

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

Range between $720,000 & $790,000

Median sale price

Median price $910,500 Property Type Unit Suburb Kew East

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	5/37 Atkins St KEW 3101	$791,000	09/05/2026
2	6/52 Harp Rd KEW 3101	$735,000	25/01/2026
3	3/32 Strathalbyn St KEW EAST 3102	$790,000	13/12/2025

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: 02/06/2026 10:26

4/16 Woodlands Avenue, Kew East Vic 3102

JellisCraig

Adele Mirabella
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2 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$720,000 - $790,000
Median Unit Price
Year ending March 2026: $910,500

Comparable Properties



5/37 Atkins St KEW 3101 (REI)

2 1 1

Price: $791,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Unit

Agent Comments

6/52 Harp Rd KEW 3101 (VG)

2 - -

Price: $735,000
Method: Sale
Date: 25/01/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/32 Strathalbyn St KEW EAST 3102 (REI/VG)

2 1 2

Price: $790,000
Method: Auction Sale
Date: 13/12/2025
Property Type: Unit

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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