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	4/5 Ridgeway Avenue, Kew Vic 3101

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $830,000 Property Type Unit Suburb Kew

Period - From 01/04/2026 to 30/06/2026 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	4/43-47 Cecil St KEW 3101	$879,000	20/06/2026
2	2/134 Barkers Rd HAWTHORN 3122	$866,000	10/06/2026
3	3/20 Highbury Gr KEW 3101	$852,000	30/03/2026

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: 31/07/2026 17:45

4/5 Ridgeway Avenue, Kew Vic 3101

Nelson Alexander



2 1 1

Property Type: Villa

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median Unit Price
June quarter 2026: $830,000

Comparable Properties



4/43-47 Cecil St KEW 3101 (REI)

2 1 1

Price: $879,000
Method: Private Sale
Date: 20/06/2026
Property Type: Townhouse (Res)

Agent Comments



2/134 Barkers Rd HAWTHORN 3122 (REI)

2 2 2

Price: $866,000
Method: Private Sale
Date: 10/06/2026
Property Type: Unit
Land Size: 147 sqm approx

Agent Comments



3/20 Highbury Gr KEW 3101 (REI/VG)

2 1 1

Price: $852,000
Method: Private Sale
Date: 30/03/2026
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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