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	8 Stansell Street, Kew Vic 3101

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $2,580,000 Property Type House 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	11 May St KEW 3101	$1,375,000	27/04/2026
2	62 Derby St KEW 3101	$1,285,000	20/02/2026
3	11 Foley St KEW 3101	$1,200,000	14/02/2026

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: 03/08/2026 23:04

8 Stansell Street, Kew Vic 3101

JellisCraig

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Property Type:
Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2026: $2,580,000

Comparable Properties



11 May St KEW 3101 (VG)

2 - -

Price: $1,375,000
Method: Sale
Date: 27/04/2026
Property Type: House (Res)
Land Size: 252 sqm approx

Agent Comments



62 Derby St KEW 3101 (REI/VG)

2 1 -

Price: $1,285,000
Method: Private Sale
Date: 20/02/2026
Property Type: House
Land Size: 164 sqm approx

Agent Comments



11 Foley St KEW 3101 (REI/VG)

2 1 2

Price: $1,200,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 193 sqm approx

Agent Comments

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