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	21 Baker Avenue, Kew East Vic 3102

Indicative selling price

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

Range between $2,100,000 & $2,300,000

Median sale price

Median price $2,210,000 Property Type House Suburb Kew East

Period - From 01/07/2025 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	40 Willow Gr KEW EAST 3102	$2,275,000	25/08/2026
2	12 Minto St KEW EAST 3102	$2,270,000	08/08/2026
3	12 Cole Av KEW EAST 3102	$2,355,000	13/06/2026

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: 11/09/2026 12:06

21 Baker Avenue, Kew East Vic 3102

Nick Ptak
03 8862 4913
0413 370 442
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5 2 3

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
Year ending June 2026: $2,210,000

Comparable Properties



40 Willow Gr KEW EAST 3102 (REI)

5 4 2

Price: $2,275,000
Method: Sold Before Auction
Date: 25/08/2026
Property Type: House (Res)
Land Size: 705 sqm approx

Agent Comments



12 Minto St KEW EAST 3102 (REI)

4 3 2

Price: $2,270,000
Method: Auction Sale
Date: 08/08/2026
Property Type: House (Res)

Agent Comments



12 Cole Av KEW EAST 3102 (REI/VG)

4 2 5

Price: $2,355,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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