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	142 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Single price $2,325,000

Median sale price

Median price $2,780,000 Property Type House Suburb Kew

Period - From 01/01/2024 to 31/12/2024 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	71 Hartington St KEW 3101	$2,325,000	01/03/2025
2	28 Childers St KEW 3101	$2,275,000	23/10/2024
3			

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: 24/03/2025 16:11

142 Edgevale Road, Kew Vic 3101

Campbell Ward
03 9810 5070
0402 124 939
campbellward@jelliscraig.com.au



3 1 2

Property Type: House (Res)
Land Size: 539 sqm approx

Agent Comments

Indicative Selling Price
$2,325,000
Median House Price
Year ending December 2024: $2,780,000

Comparable Properties



71 Hartington St KEW 3101 (REI)

3 2 2

Price: $2,325,000
Method: Private Sale
Date: 01/03/2025
Property Type: House

Agent Comments



28 Childers St KEW 3101 (REI/VG)

3 1 2

Price: $2,275,000
Method: Private Sale
Date: 23/10/2024
Property Type: House (Res)
Land Size: 946 sqm approx

Agent Comments

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.

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