

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

27 White Avenue, Kew East Vic 3102

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$2,165,000 Property Type House Suburb Kew East

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	15 Baker Av KEW EAST 3102	\$1,815,000	23/10/2024
2	7 Earl St KEW 3101	\$1,750,000	08/10/2024
3	7 Kellett Gr KEW 3101	\$1,680,000	03/10/2024

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:

19/02/2025 18:09



4 2 3

Property Type: House
Land Size: 618 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
Year ending December 2024: \$2,165,000

Comparable Properties



15 Baker Av KEW EAST 3102 (REI/VG)

Agent Comments

3 1 2

Price: \$1,815,000
Method: Auction Sale
Date: 23/10/2024
Property Type: House (Res)
Land Size: 650 sqm approx



7 Earl St KEW 3101 (REI/VG)

Agent Comments

6 3 2

Price: \$1,750,000
Method: Private Sale
Date: 08/10/2024
Property Type: House
Land Size: 622 sqm approx



7 Kellett Gr KEW 3101 (REI/VG)

Agent Comments

3 1 1

Price: \$1,680,000
Method: Private Sale
Date: 03/10/2024
Property Type: House (Res)
Land Size: 641 sqm approx

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