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	2 Marshall Avenue, Kew Vic 3101

Indicative selling price

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

Range between $3,400,000 & $3,695,000

Median sale price

Median price $2,690,000 Property Type House Suburb Kew

Period - From 17/04/2024 to 16/04/2025 Source Property Data

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	92 Sackville St KEW 3101	$3,580,000	04/12/2024
2			
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: 17/04/2025 13:50

2 Marshall Avenue, Kew Vic 3101

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5 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$3,400,000 - $3,695,000
Median House Price
17/04/2024 - 16/04/2025: $2,690,000

Comparable Properties



92 Sackville St KEW 3101 (REI/VG)

4 2 5

Price: $3,580,000
Method: Private Sale
Date: 04/12/2024
Property Type: House
Land Size: 805 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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