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 Tara Avenue, Kew VIC 3101

Indicative selling price

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

Range between $3,500,000 & $3,850,000

Median sale price

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

Period - From 25/09/2024 to 24/03/2025 Source pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
16 Osborne Ct, Hawthorn Vic	$3,600,000	02/12/2024
37 Palmer St, Richmond Vic	$3,690,000	10/03/2025

This Statement of Information was prepared on: 25/03/2025

2 Tara Avenue, Kew VIC 3101

4 5 3

Property Type: House
Davide Lettieri
0388624982
0414 018 707
davide.lettieri@marshallwhite.com.au
Indicative Selling Price
$3,500,000 - $3,850,000
Median House Price
Year ending March 2025: $2,780,000

Comparable Properties



16 Osborne Ct, Hawthorn Vic

3 2 4

Price: $3,600,000
Method: Private Sale
Date: 02/12/2024
Property Type: House
Land Size: 630 sqm approx



37 Palmer St, Richmond Vic

4 3 3

Price: $3,690,000
Method: Sold Before Auction
Date: 10/03/2025
Property Type: House
Land Size: 450 sqm approx

Account - Marshall White - Hawthorn | P: 98229999

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