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	4 Sylvan Court, Kew Vic 3101

Indicative selling price

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

Range between $3,600,000 & $3,800,000

Median sale price

Median price $2,775,000 Property Type House Suburb Kew

Period - From 01/04/2025 to 30/06/2025 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	4a Dunlop Av KEW 3101	$4,000,000	17/05/2025
2	80 Brougham St KEW 3101	$3,685,000	17/05/2025
3	5 Yarra Gr HAWTHORN 3122	$3,665,000	15/03/2025

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: 21/07/2025 10:24

4 Sylvan Court, Kew Vic 3101

JellisCraig

Perry Zhou
9810 5000
0474 774 774
PerryZhou@jelliscraig.com.au

Indicative Selling Price
$3,600,000 - $3,800,000
Median House Price
June quarter 2025: $2,775,000



6 4 2

Property Type: House
Land Size: 710 sqm approx

Agent Comments

Comparable Properties



4a Dunlop Av KEW 3101 (REI)

4 5 2

Price: $4,000,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)

Agent Comments



80 Brougham St KEW 3101 (REI)

4 2 3

Price: $3,685,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House
Land Size: 682 sqm approx

Agent Comments



5 Yarra Gr HAWTHORN 3122 (REI/VG)

4 2 2

Price: $3,665,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 854 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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