

# 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

4/2 Wimba Avenue, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,375,000

### Median sale price

Median price \$2,760,000

Property Type House

Suburb Kew

Period - From 01/04/2024

to

31/03/2025

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 | 5/36 Daniell PI KEW 3101          | \$1,418,000 | 16/04/2025   |
| 2 | 1/49 Strathalbyn St KEW EAST 3102 | \$1,290,000 | 12/04/2025   |
| 3 | 3/54 Sackville St KEW 3101        | \$1,388,000 | 12/04/2025   |

**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:

18/06/2025 10:16



 3  2  2

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**5/36 Daniell PI KEW 3101 (REI/VG)**

Agent Comments

 3  1  2

**Price:** \$1,418,000

**Method:** Auction Sale

**Date:** 16/04/2025

**Property Type:** Strata Unit/Flat



**1/49 Strathalbyn St KEW EAST 3102 (REI/VG)**

Agent Comments

 3  1  1

**Price:** \$1,290,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Townhouse (Res)



**3/54 Sackville St KEW 3101 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,388,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Townhouse (Res)