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	11 Studley Avenue, Kew Vic 3101

Indicative selling price

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

Single price $2,650,000

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	69 Denmark St KEW 3101	$2,530,000	16/08/2025
2	238 Barkers Rd HAWTHORN 3122	$2,525,000	06/06/2025
3	143 Cotham Rd KEW 3101	$2,525,000	10/04/2025

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: 18/08/2025 10:38

Nelson Alexander



4 2 2

Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$2,650,000
Median House Price
June quarter 2025: $2,775,000

Comparable Properties



69 Denmark St KEW 3101 (REI)

4 2 3

Price: $2,530,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 784 sqm approx

Agent Comments



238 Barkers Rd HAWTHORN 3122 (VG)

4 - -

Price: $2,525,000
Method: Sale
Date: 06/06/2025
Property Type: House - Attached House N.E.C.
Land Size: 272 sqm approx

Agent Comments



143 Cotham Rd KEW 3101 (REI)

4 2 2

Price: $2,525,000
Method: Sold Before Auction
Date: 10/04/2025
Property Type: House

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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