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	23 Findon Crescent, Kew Vic 3101

Indicative selling price

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

Single price: $2,695,000

Median sale price

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

Period - From: 01/07/2024 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	20 Miller Gr KEW 3101	$3,000,000	28/05/2025
2	12 Hodgson St KEW 3101	$2,620,000	22/03/2025
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: 28/08/2025 10:03

23 Findon Crescent, Kew Vic 3101



5 2 3

Property Type: House
Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price
$2,695,000
Median House Price
Year ending June 2025: $2,780,000

Comparable Properties



20 Miller Gr KEW 3101 (REI)

4 1 1

Price: $3,000,000
Method: Sold Before Auction
Date: 28/05/2025
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments



12 Hodgson St KEW 3101 (REI)

4 2 2

Price: $2,620,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 665 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.

Account - Marshall White | P: 03 9822 9999

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