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 Beatrice Street, Kew VIC 3101

Indicative selling price

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

Range between $3,300,000 & $3,500,000

Median sale price

Median price $2,760,000 Property Type House Suburb Kew

Period - From 04/01/2025 to 03/07/2025 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
31 Adeney Av, Kew Vic	$3,600,000	31/05/2025
20 Carson St, Kew Vic	$4,200,000	24/05/2025
5 Fenton Av, Kew Vic	$3,150,000	23/05/2025

This Statement of Information was prepared on: 04/07/2025