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 Bowyer Avenue, Kew VIC 3101

Indicative selling price

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

Range between $3,400,000 & $3,740,000

Median sale price

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

Period - From 27/11/2024 to 26/05/2025 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
2 Marshall Av, Kew Vic	$3,400,000	13/05/2025
28 Uvadale Gr, Kew Vic	$3,705,000	29/03/2025
92 Sackville St, Kew Vic	$3,580,000	04/12/2024

This Statement of Information was prepared on: 27/05/2025

4 Bowyer Avenue, Kew VIC 3101

5 2 4

Property Type: House
Davide Lettieri
0388624982
0414 018 707
davide.lettieri@marshallwhite.com.au
Indicative Selling Price
$3,400,000 - $3,740,000
Median House Price
Year ending May 2025: $2,760,000

Comparable Properties



2 Marshall Av, Kew Vic

5 2 3

Price: $3,400,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 972 sqm approx



28 Uvadale Gr, Kew Vic

5 2 2

Price: $3,705,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House
Land Size: 787 sqm approx



92 Sackville St, Kew Vic

4 2 5

Price: $3,580,000
Method: Private Sale
Date: 04/12/2024
Property Type: House
Land Size: 805 sqm approx

Account - Marshall White - Hawthorn | P: 98229999

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