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	39 Ramsay Avenue, Kew East Vic 3102

Indicative selling price

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

Range between $3,400,000 & $3,700,000

Median sale price

Median price $2,150,000 Property Type House Suburb Kew East

Period - From 11/09/2024 to 10/09/2025 Source Property Data

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	31 Adeney Av KEW 3101	$3,600,000	31/05/2025
2	80 Brougham St KEW 3101	$3,685,000	17/05/2025
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: 11/09/2025 16:54

39 Ramsay Avenue, Kew East Vic 3102



4 2 2

Property Type: House
Land Size: 741 sqm approx

Agent Comments

Indicative Selling Price
$3,400,000 - $3,700,000
Median House Price
11/09/2024 - 10/09/2025: $2,150,000

Comparable Properties



31 Adeney Av KEW 3101 (REI)

4 2 4

Price: $3,600,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House
Land Size: 705 sqm approx

Agent Comments



80 Brougham St KEW 3101 (REI/VG)

4 2 3

Price: $3,685,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House
Land Size: 682 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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