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	51 Normanby Road, Kew Vic 3101

Indicative selling price

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

Range between $3,950,000 & $4,300,000

Median sale price

Median price $2,676,500 Property Type House Suburb Kew

Period - From 25/08/2024 to 24/08/2025 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	6 Victor Av KEW 3101	$4,050,000	07/06/2025
2	172 Cotham Rd KEW 3101	$4,175,000	04/04/2025
3	84 Walpole St KEW 3101	$4,125,000	28/03/2025

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: 25/08/2025 18:01

Nelson Alexander



4 3 2

Rooms: 9
Property Type: House (Res)
Land Size: 845 sqm approx

Agent Comments

Indicative Selling Price
$3,950,000 - $4,300,000
Median House Price
25/08/2024 - 24/08/2025: $2,676,500

Comparable Properties



6 Victor Av KEW 3101 (REI)

6 3 3

Price: $4,050,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments



172 Cotham Rd KEW 3101 (REI/VG)

4 3 2

Price: $4,175,000
Method: Private Sale
Date: 04/04/2025
Property Type: House
Land Size: 675 sqm approx

Agent Comments



84 Walpole St KEW 3101 (REI/VG)

5 3 2

Price: $4,125,000
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House (Res)
Land Size: 942 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

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