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	44 Windella Avenue, Kew East Vic 3102

Indicative selling price

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

Range between $2,200,000 & $2,350,000

Median sale price

Median price $2,157,500 Property Type House Suburb Kew East

Period - From 09/10/2024 to 08/10/2025 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	5 Wright St KEW EAST 3102	$2,310,000	04/10/2025
2	46 Belford Rd KEW EAST 3102	$2,310,000	06/08/2025
3	23 Woolcock Av KEW EAST 3102	$2,368,000	18/06/2025

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: 09/10/2025 15:45

44 Windella Avenue, Kew East Vic 3102



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,200,000 - $2,350,000
Median House Price
09/10/2024 - 08/10/2025: $2,157,500

Comparable Properties



5 Wright St KEW EAST 3102 (REI)

4 3 3

Price: $2,310,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 572 sqm approx

Agent Comments



46 Belford Rd KEW EAST 3102 (REI)

3 2 3

Price: $2,310,000
Method: Sold Before Auction
Date: 06/08/2025
Property Type: House (Res)
Land Size: 698 sqm approx

Agent Comments



23 Woolcock Av KEW EAST 3102 (REI)

3 1 2

Price: $2,368,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 724 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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