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	2/2 Bradford Avenue, Kew Vic 3101

Indicative selling price

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

Range between $1,120,000 & $1,180,000

Median sale price

Median price $1,264,000 Property Type Townhouse Suburb Kew

Period - From 30/10/2024 to 29/10/2025 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	1/20 Hamilton St KEW EAST 3102	$1,270,000	11/10/2025
2	2/12 Rubens Gr CANTERBURY 3126	$1,210,000	11/10/2025
3	3/16 Argyle Rd KEW 3101	$1,260,000	02/10/2025

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: 30/10/2025 11:09

2/2 Bradford Avenue, Kew Vic 3101

Jerry Lin
0416 062 668
JerryLin@jelliscraig.com.au



3 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,120,000 - $1,180,000
Median Townhouse Price
30/10/2024 - 29/10/2025: $1,264,000

Comparable Properties



1/20 Hamilton St KEW EAST 3102 (REI)

3 1 2

Price: $1,270,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit

Agent Comments



2/12 Rubens Gr CANTERBURY 3126 (REI)

3 1 1

Price: $1,210,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit

Agent Comments



3/16 Argyle Rd KEW 3101 (REI)

3 2 2

Price: $1,260,000
Method: Private Sale
Date: 02/10/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 98305966

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