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	18 Davis Street, Kew Vic 3101

Indicative selling price

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

Range between $3,200,000 & $3,500,000

Median sale price

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

Period - From 01/10/2024 to 30/09/2025 Source REIV

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	9 Johnson St HAWTHORN 3122	$3,330,000	17/09/2025
2	49 Malin St KEW 3101	$3,500,000	02/09/2025
3	342 Barkers Rd HAWTHORN 3122	$3,330,000	28/06/2025

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: 07/11/2025 14:59

18 Davis Street, Kew Vic 3101



5 3 2

Property Type: House
Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000 - $3,500,000
Median House Price
Year ending September 2025: $2,760,000

Comparable Properties



9 Johnson St HAWTHORN 3122 (REI)

4 2 2

Price: $3,330,000
Method: Sold Before Auction
Date: 17/09/2025
Property Type: House (Res)

Agent Comments



49 Malin St KEW 3101 (REI/VG)

3 2 2

Price: $3,500,000
Method: Sold Before Auction
Date: 02/09/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



342 Barkers Rd HAWTHORN 3122 (REI/VG)

4 2 4

Price: $3,330,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 559 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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