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 Violet Grove, Kew East Vic 3102

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,145,000 Property Type House Suburb Kew East

Period - From 01/07/2025 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	57 Bennett Pde KEW EAST 3102	$2,200,000	16/08/2025
2	46 Munro St KEW EAST 3102	$2,012,500	30/05/2025
3	5 Meldrum St KEW EAST 3102	$2,000,000	20/06/2025

OR

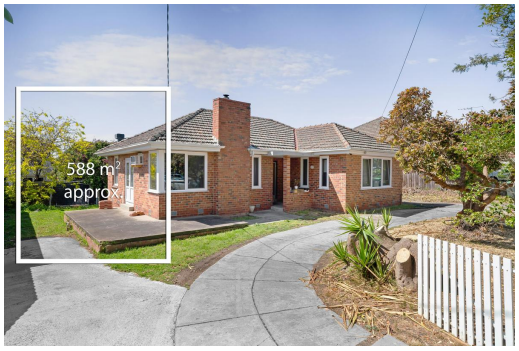
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 13/10/2025 15:24

18 Violet Grove, Kew East Vic 3102

JellisCraig

Campbell Ward
03 9810 5070
0402 124 939
campbellward@jelliscraig.com.au



3 1 2

Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
September quarter 2025: $2,145,000

Comparable Properties



57 Bennett Pde KEW EAST 3102 (REI)

2 1 1

Price: $2,200,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



46 Munro St KEW EAST 3102 (REI)

2 1 2

Price: $2,012,500
Method: Private Sale
Date: 30/05/2025
Property Type: House

Agent Comments



5 Meldrum St KEW EAST 3102 (REI)

4 3 2

Price: $2,000,000
Method: Private Sale
Date: 20/06/2025
Property Type: House

Agent Comments

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