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	9 FAIRWAY DRIVE KEW EAST VIC 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$2,200,000	&	$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,182,500	Property type	House	Suburb	Kew East
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
3 FAIRWAY DRIVE KEW EAST VIC 3102	$2,350,000	07-Oct-25
24 RAMSAY AVENUE KEW EAST VIC 3102	$2,475,000	16-May-25
122 NORMANBY ROAD KEW EAST VIC 3102	$2,300,000	16-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 16 November 2025

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3 FAIRWAY DRIVE KEW EAST VIC 3102

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Sold Price RS **$2,350,000** Sold Date **07-Oct-25**

Distance **0.05km**



24 RAMSAY AVENUE KEW EAST VIC 3102

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Sold Price **$2,475,000** Sold Date **16-May-25**

Distance **0.7km**



122 NORMANBY ROAD KEW EAST VIC 3102

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Sold Price **$2,300,000** Sold Date **16-Jun-25**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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