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	3 Cradley Avenue, Kew Vic 3101

Indicative selling price

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

Single price $2,795,000

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	25 Willsmere Rd KEW 3101	$2,800,000	18/11/2025
2	4 Cradley Av KEW 3101	$2,955,000	29/10/2025
3	30 Ridgeway Av KEW 3101	$3,130,000	14/10/2025

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: 05/12/2025 16:34

3 Cradley Avenue, Kew Vic 3101



5 3 4

Property Type: House (Res)
Land Size: 828 sqm approx

Agent Comments

Indicative Selling Price
$2,795,000
Median House Price
Year ending September 2025: $2,760,000

Comparable Properties



25 Willsmere Rd KEW 3101 (REI)

5 3 1

Price: $2,800,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 819 sqm approx

Agent Comments



4 Cradley Av KEW 3101 (REI)

4 2 2

Price: $2,955,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 732 sqm approx

Agent Comments



30 Ridgeway Av KEW 3101 (REI)

4 2 2

Price: $3,130,000
Method: Auction Sale
Date: 14/10/2025
Property Type: House (Res)
Land Size: 859 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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