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<br>Including suburb and postcode | 25 Kent Street, Kew Vic 3101 |

## Indicative selling price

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

Single price $4,200,000

## Median sale price

Median price $2,672,500 Property Type House Suburb Kew

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.

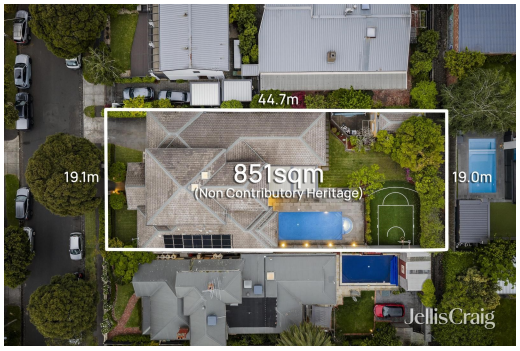
| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 4 Bowyer Av KEW 3101 | $4,200,000 | 11/09/2025 |
| 2 | 6 Victor Av KEW 3101 | $4,050,000 | 07/06/2025 |
| 3 | 20 Carson St KEW 3101 | $4,200,000 | 24/05/2025 |

**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: 24/11/2025 15:00

JellisCraig




5 3 4

**Property Type:** House
**Land Size:** 851 sqm approx

Agent Comments

**Indicative Selling Price**
$4,200,000
**Median House Price**
September quarter 2025: $2,672,500

# Comparable Properties



**4 Bowyer Av KEW 3101 (REI)**

5 2 4

**Price:** $4,200,000
**Method:** Auction Sale
**Date:** 11/09/2025
**Property Type:** House (Res)
**Land Size:** 998 sqm approx

Agent Comments



**6 Victor Av KEW 3101 (REI/VG)**

6 3 3

**Price:** $4,050,000
**Method:** Auction Sale
**Date:** 07/06/2025
**Property Type:** House (Res)
**Land Size:** 652 sqm approx

Agent Comments



**20 Carson St KEW 3101 (REI/VG)**

5 2 2

**Price:** $4,200,000
**Method:** Auction Sale
**Date:** 24/05/2025
**Property Type:** House (Res)
**Land Size:** 652 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE | propertydata.com.au

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