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	8 Cadow Street, Kew East Vic 3102

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,330,000 Property Type House Suburb Kew East

Period - From 01/10/2025 to 31/12/2025 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	122 Kilby Rd KEW EAST 3102	$1,920,000	27/01/2026
2	20 Kilby Rd KEW EAST 3102	$1,800,000	11/12/2025
3	92 Windella Av KEW EAST 3102	$1,803,000	29/11/2025

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: 27/01/2026 13:01

8 Cadow Street, Kew East Vic 3102

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
December quarter 2025: $2,330,000

Comparable Properties



122 Kilby Rd KEW EAST 3102 (REI)

4 2 2

Agent Comments

Price: $1,920,000
Method: Private Sale
Date: 27/01/2026
Property Type: House



20 Kilby Rd KEW EAST 3102 (REI)

5 2 2

Agent Comments

Price: $1,800,000
Method: Private Sale
Date: 11/12/2025
Property Type: House (Res)
Land Size: 650 sqm approx



92 Windella Av KEW EAST 3102 (REI)

3 1 2

Agent Comments

Price: $1,803,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 670 sqm approx

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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