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	7 Raven Street, Kew Vic 3101

Indicative selling price

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

Range between $2,300,000 & $2,530,000

Median sale price

Median price $2,510,000 Property Type House Suburb Kew

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	7 Banool Av KEW 3101	$2,470,000	18/10/2025
2	11 Barton St HAWTHORN 3122	$2,500,000	29/09/2025
3	21 Barkers Rd KEW 3101	$2,380,000	13/09/2025

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: 28/01/2026 10:32

7 Raven Street, Kew Vic 3101

JellisCraig

David Sanguinedo
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Property Type: House
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,530,000
Median House Price
December quarter 2025: $2,510,000

Comparable Properties



7 Banool Av KEW 3101 (REI/VG)

4 | 3 | 2

Price: $2,470,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments



11 Barton St HAWTHORN 3122 (REI/VG)

4 | 2 | -

Price: $2,500,000
Method: Private Sale
Date: 29/09/2025
Property Type: House (Res)
Land Size: 620 sqm approx

Agent Comments



21 Barkers Rd KEW 3101 (REI/VG)

4 | 3 | 4

Price: $2,380,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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