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	6 Yarravale Road, Kew Vic 3101

Indicative selling price

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

Single price $3,200,000

Median sale price

Median price $2,700,000 Property Type House Suburb Kew

Period - From 29/01/2025 to 28/01/2026 Source Property Data

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 Dunlop Av KEW 3101	$3,385,000	14/10/2025
2	32 Studley Av KEW 3101	$3,000,000	23/08/2025
3			

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: 29/01/2026 13:21

6 Yarravale Road, Kew Vic 3101



4 4 2

Property Type: House
Land Size: 687 sqm approx

Agent Comments

Indicative Selling Price
$3,200,000
Median House Price
29/01/2025 - 28/01/2026: $2,700,000

Comparable Properties



4 Dunlop Av KEW 3101 (REI/VG)

4 3 2

Price: $3,385,000
Method: Sold Before Auction
Date: 14/10/2025
Property Type: House (Res)

Agent Comments



32 Studley Av KEW 3101 (REI/VG)

4 2 2

Price: $3,000,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999

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