

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

1 Brazier Grove, Kew Vic 3101

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$2,697,500

Property Type

House

Suburb

Kew

Period - From

01/01/2025

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	1 Childers St KEW 3101	\$2,200,000	30/11/2025
2	9 Parkview Rd ALPHINGTON 3078	\$2,270,000	29/11/2025
3	13 Linnaker Pl KEW 3101	\$2,175,000	20/09/2025

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:

18/02/2026 22:46

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Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending December 2025: \$2,697,500



4 3 2

Property Type: House (Res)

Land Size: 443 sqm approx

Agent Comments

Comparable Properties



1 Childers St KEW 3101 (REI/VG)

Agent Comments

4 3 2

Price: \$2,200,000

Method: Private Sale

Date: 30/11/2025

Property Type: House

Land Size: 282 sqm approx



9 Parkview Rd ALPHINGTON 3078 (REI/VG)

Agent Comments

5 2 2

Price: \$2,270,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 288 sqm approx



13 Linnaker PI KEW 3101 (REI/VG)

Agent Comments

4 3 2

Price: \$2,175,000

Method: Private Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 360 sqm approx

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