

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

31 Wimba Avenue, Kew Vic 3101

Indicative selling price

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

Single price

\$3,500,000

Median sale price

Median price

\$2,600,000

Property Type

House

Suburb

Kew

Period - From

15/08/2025

to

14/08/2026

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	21 Ropley Av BALWYN 3103	\$3,620,000	10/08/2026
2	10 Wills St BALWYN 3103	\$3,750,000	09/05/2026
3	45 Ramsay Av KEW EAST 3102	\$3,800,000	05/05/2026

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:

15/08/2026 17:05



4 3 3

Property Type: House
Land Size: 701 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000
Median House Price
15/08/2025 - 14/08/2026: \$2,600,000

Comparable Properties



21 Ropley Av BALWYN 3103 (REI)

Agent Comments

5 4 2

Price: \$3,620,000
Method: Private Sale
Date: 10/08/2026
Property Type: House
Land Size: 554 sqm approx



10 Wills St BALWYN 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$3,750,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 1008 sqm approx



45 Ramsay Av KEW EAST 3102 (REI)

Agent Comments

5 3 2

Price: \$3,800,000
Method: Private Sale
Date: 05/05/2026
Property Type: House (Res)
Land Size: 741 sqm approx