

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 Ridgeway Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$2,700,000

&

\$2,900,000

Median sale price

Median price \$2,700,500

Property Type House

Suburb Kew

Period - From 04/03/2025

to 03/03/2026

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 | 31 Pakington St KEW 3101 | \$3,126,000 | 19/02/2026 |
| 2 | 43 Brook St HAWTHORN 3122 | \$2,780,000 | 25/02/2026 |
| 3 | 3 Cradley Av KEW 3101 | \$2,700,000 | 04/12/2025 |

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:

04/03/2026 14:28



Rooms: 6
Property Type: House
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,900,000
Median House Price
04/03/2025 - 03/03/2026: \$2,700,500

Comparable Properties

31 Pakington St KEW 3101 (REI)

Agent Comments



Price: \$3,126,000
Method:
Date: 19/02/2026
Property Type: House



43 Brook St HAWTHORN 3122 (REI)

Agent Comments



Price: \$2,780,000
Method: Auction Sale
Date: 25/02/2026
Property Type: House (Res)
Land Size: 478 sqm approx



3 Cradley Av KEW 3101 (REI/VG)

Agent Comments



Price: \$2,700,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: House (Res)
Land Size: 828 sqm approx

Account - Marshall White | P: 03 9822 9999