

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 38 Daniell Place, Kew Vic 3101

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,580,000 Property Type House Suburb Kew

Period - From 01/04/2026 to 30/06/2026 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	56 Adeney Av KEW 3101	\$3,100,000	25/06/2026
2	109 Sackville St KEW 3101	\$3,300,000	23/05/2026
3	35 Mont Albert Rd CANTERBURY 3126	\$3,038,000	27/03/2026

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: 08/07/2026 16:32



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Property Type: House
Land Size: 732 sqm approx
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median House Price
June quarter 2026: \$2,580,000

Comparable Properties



56 Adeney Av KEW 3101 (REI)

[Agent Comments](#)

3 2 2

Price: \$3,100,000
Method: Private Sale
Date: 25/06/2026
Property Type: House
Land Size: 867 sqm approx



109 Sackville St KEW 3101 (REI)

[Agent Comments](#)

3 3 2

Price: \$3,300,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 930 sqm approx

35 Mont Albert Rd CANTERBURY 3126 (VG)

[Agent Comments](#)

3 - -

Price: \$3,038,000
Method: Sale
Date: 27/03/2026
Property Type: House (Res)
Land Size: 663 sqm approx

Account - Jellis Craig | P: 98305966