

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

111 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Single price \$2,375,000

Median sale price

Median price \$2,510,000

Property Type House

Suburb Kew

Period - From 01/10/2025

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	88 Liddiard St HAWTHORN 3122	\$2,350,000	21/02/2026
2	15 Leslie St HAWTHORN 3122	\$2,280,000	28/02/2026
3	56 Mary St KEW 3101	\$2,270,000	27/11/2025

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:

02/04/2026 10:25



3 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



88 Liddiard St HAWTHORN 3122 (REI)

Agent Comments

3 1 2

Price: \$2,350,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)



15 Leslie St HAWTHORN 3122 (REI)

Agent Comments

4 2 -

Price: \$2,280,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)



56 Mary St KEW 3101 (REI/VG)

Agent Comments

4 2 1

Price: \$2,270,000

Method: Private Sale

Date: 27/11/2025

Property Type: House (Res)

Land Size: 435 sqm approx