

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

Single price

\$2,950,000

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	68 Gordon St BALWYN 3103	\$2,950,000	26/06/2026
2	56 Adeney Av KEW 3101	\$3,100,000	25/06/2026
3			

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:

18/09/2026 09:09



4 2 2

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

Indicative Selling Price
\$2,950,000
Median House Price
June quarter 2026: \$2,580,000

Comparable Properties



68 Gordon St BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$2,950,000
Method: Private Sale
Date: 26/06/2026
Property Type: House
Land Size: 780 sqm approx



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

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.