

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

63 Baker Avenue, Kew East Vic 3102

Indicative selling price

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

Range between \$4,200,000

&

\$4,600,000

Median sale price

Median price \$2,055,000

Property Type House

Suburb Kew East

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	18 Windella Av KEW EAST 3102	\$4,775,000	06/07/2026
2	15 Boorool Rd KEW EAST 3102	\$4,715,000	16/06/2026
3	2 Grandview Tce KEW 3101	\$4,681,000	28/02/2026

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:

31/08/2026 17:04



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Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$4,200,000 - \$4,600,000
Median House Price
June quarter 2026: \$2,055,000

Comparable Properties



18 Windella Av KEW EAST 3102 (REI)

Agent Comments

6 6 6

Price: \$4,775,000
Method: Private Sale
Date: 06/07/2026
Property Type: House
Land Size: 610 sqm approx



15 Boorool Rd KEW EAST 3102 (REI/VG)

Agent Comments

4 5 2

Price: \$4,715,000
Method: Expression of Interest
Date: 16/06/2026
Property Type: House (Res)
Land Size: 637 sqm approx



2 Grandview Tce KEW 3101 (REI/VG)

Agent Comments

5 5 6

Price: \$4,681,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 648 sqm approx

Account - Marshall White | P: 03 9822 9999