

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

2/82 Adeney Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$849,500 Property Type Unit 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	4/77 Harp Rd KEW EAST 3102	\$830,000	15/11/2025
2	2/23 Corhampton Rd BALWYN NORTH 3104	\$865,000	07/11/2025
3	3/38 Walpole St KEW 3101	\$849,000	28/10/2025

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:

24/02/2026 13:30



2 1 2

Rooms: 4
Property Type:
Agent Comments

Indicative Selling Price
\$830,000 - \$880,000
Median Unit Price
December quarter 2025: \$849,500

Comparable Properties



4/77 Harp Rd KEW EAST 3102 (REI/VG)

Agent Comments

2 1 1

Price: \$830,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit



2/23 Corhampton Rd BALWYN NORTH 3104 (REI/VG)

Agent Comments

2 1 1

Price: \$865,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: Villa



3/38 Walpole St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$849,000
Method: Private Sale
Date: 28/10/2025
Property Type: Unit

Account - Jellis Craig | P: 98305966



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