

# 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 45 Ramsay Avenue, Kew East Vic 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,900,000 & \$4,200,000

### Median sale price

Median price \$2,200,000 Property Type House Suburb Kew East

Period - From 01/01/2026 to 31/03/2026 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	10 First Av KEW 3101	\$4,350,000	23/12/2025
2	9 Segtoun St KEW 3101	\$4,550,000	01/11/2025
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: 21/04/2026 09:00

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 5  3  2

**Property Type:** House (Res)

**Land Size:** 741 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,900,000 - \$4,200,000

**Median House Price**

March quarter 2026: \$2,200,000

## Comparable Properties



10 First Av KEW 3101 (REI/VG)

Agent Comments

 5  3  3

**Price:** \$4,350,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** House (Res)

**Land Size:** 680 sqm approx



9 Segtoun St KEW 3101 (REI/VG)

Agent Comments

 5  3  3

**Price:** \$4,550,000

**Method:** Private Sale

**Date:** 01/11/2025

**Property Type:** House

**Land Size:** 656 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.

Account - Marshall White | P: 03 9822 9999



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