

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

112 Adeney Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$2,500,000

&

\$2,650,000

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	25 Scott St KEW 3101	\$2,548,000	28/08/2026
2	4 Kemsley Ct HAWTHORN EAST 3123	\$2,500,000	25/06/2026
3	41 Davis St KEW 3101	\$2,600,000	24/06/2026

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:

14/09/2026 09:14



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,500,000 - \$2,650,000

Median House Price

June quarter 2026: \$2,580,000

Comparable Properties



25 Scott St KEW 3101 (REI)

Agent Comments

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Price: \$2,548,000

Method: Private Sale

Date: 28/08/2026

Property Type: House



4 Kemsley Ct HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$2,500,000

Method: Private Sale

Date: 25/06/2026

Property Type: House

Land Size: 587 sqm approx



41 Davis St KEW 3101 (REI)

Agent Comments

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Price: \$2,600,000

Method: Private Sale

Date: 24/06/2026

Property Type: House (Res)

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408