

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

41 Fernhurst Grove, Kew Vic 3101

Indicative selling price

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

Range between \$2,600,000 & \$2,850,000

Median sale price

Median price \$2,697,500 Property Type House Suburb Kew

Period - From 01/01/2025 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	3 Hill St HAWTHORN 3122	\$2,790,000	08/11/2025
2	22 College St HAWTHORN 3122	\$2,620,000	13/09/2025
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:

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Indicative Selling Price

\$2,600,000 - \$2,850,000

Median House Price

Year ending December 2025: \$2,697,500



 3  3  2

Property Type: House

Land Size: 345 sqm approx

Agent Comments

Comparable Properties



3 Hill St HAWTHORN 3122 (REI)

Agent Comments

 4  2  1

Price: \$2,790,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)



22 College St HAWTHORN 3122 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,620,000

Method: Auction Sale

Date: 13/09/2025

Property Type: House (Res)

Land Size: 225 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 - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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