

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

35 Main Drive, Kew Vic 3101

Indicative selling price

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

Range between

\$2,600,000

&

\$2,800,000

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	34 Baker Av KEW EAST 3102	\$2,750,000	22/01/2026
2	25 Willsmere Rd KEW 3101	\$2,800,000	18/11/2025
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:

11/03/2026 09:50

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 5  4  2

Property Type: House
Land Size: 785 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
Year ending December 2025: \$2,697,500

Comparable Properties



34 Baker Av KEW EAST 3102 (REI)

Agent Comments

 5  2  2

Price: \$2,750,000
Method: Private Sale
Date: 22/01/2026
Property Type: House (Res)



25 Willsmere Rd KEW 3101 (REI/VG)

Agent Comments

 5  3  1

Price: \$2,800,000
Method: Private Sale
Date: 18/11/2025
Property Type: House
Land Size: 819 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 8841 4888



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