

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

17 First Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$5,100,000

&

\$5,600,000

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	14 Elliott Av BALWYN 3103	\$5,500,000	20/11/2025
2	15 Elliott Av BALWYN 3103	\$5,800,000	18/11/2025
3	22 Naroo St BALWYN 3103	\$5,400,000	28/08/2025

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:

11/02/2026 11:53

Jason Yu
03 9899 7888
0402 662 736
jason.yu@ihomesre.com.au



2 1 2

Property Type: House (Res)

Land Size: 646 sqm approx

Agent Comments

Indicative Selling Price

\$5,100,000 - \$5,600,000

Median House Price

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

Comparable Properties



14 Elliott Av BALWYN 3103 (REI/VG)

Agent Comments

5 6 3

Price: \$5,500,000

Method: Private Sale

Date: 20/11/2025

Property Type: House

Land Size: 659 sqm approx



15 Elliott Av BALWYN 3103 (REI)

Agent Comments

5 5 2

Price: \$5,800,000

Method: Private Sale

Date: 18/11/2025

Property Type: House

Land Size: 703 sqm approx



22 Naroo St BALWYN 3103 (REI)

Agent Comments

5 7 2

Price: \$5,400,000

Method: Private Sale

Date: 28/08/2025

Property Type: House

Account - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822