

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 17 First Avenue, Kew Vic 3101
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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:

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Indicative Selling Price
 \$5,100,000 - \$5,600,000

Median House Price

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



2



1



2

Property Type: House (Res)

Land Size: 646 sqm approx

[Agent Comments](#)

Comparable Properties



14 Elliott Av BALWYN 3103 (REI/VG)



5



6



3

[Agent Comments](#)

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)



5



5



2

[Agent Comments](#)

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)



5



7



2

[Agent Comments](#)

Price: \$5,400,000

Method: Private Sale

Date: 28/08/2025

Property Type: House

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