

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

Single price \$5,180,000

Median sale price

Median price \$3,035,000

Property Type Vacant land

Suburb Kew

Period - From 11/03/2025

to 10/03/2026

Source Property Data

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	9 Segtoun St KEW 3101	\$4,550,000	01/11/2025

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:

11/03/2026 11:44

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 2  1  2

Property Type: House (Res)

Land Size: 646 sqm approx

Agent Comments

Indicative Selling Price

\$5,180,000

Median Land Price

11/03/2025 - 10/03/2026: \$3,035,000

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



9 Segtoun St KEW 3101 (REI/VG)

Agent Comments

 5  3  3

Price: \$4,550,000

Method: Private Sale

Date: 01/11/2025

Property Type: House

Land Size: 656 sqm approx

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