

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$4,880,000

### 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	2 Grandview Tce KEW 3101	\$4,681,000	28/02/2026
2	10 First Av KEW 3101	\$4,350,000	23/12/2025
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:

07/04/2026 11:57

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2   1   2

**Property Type:** House (Res)

**Land Size:** 646 sqm approx

Agent Comments

**Indicative Selling Price**

\$4,880,000

**Median House Price**

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

## Comparable Properties



**2 Grandview Tce KEW 3101 (REI)**

Agent Comments

5   5   6

**Price:** \$4,681,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 648 sqm approx



**10 First Av KEW 3101 (REI/VG)**

Agent Comments

5   3   3

**Price:** \$4,350,000

**Method:** Private Sale

**Date:** 23/12/2025

**Property Type:** House (Res)

**Land Size:** 680 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.

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