

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

26 Florence Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$2,700,500 Property Type House Suburb Kew

Period - From 02/03/2025 to 01/03/2026 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	57 Pakington St KEW 3101	\$5,700,000	13/11/2025
2	158 Barkers Rd HAWTHORN 3122	\$4,940,000	28/10/2025
3	22 John St KEW 3101	\$5,388,000	24/10/2025

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
 \$5,000,000 - \$5,500,000

Median House Price
 02/03/2025 - 01/03/2026: \$2,700,500



Property Type: House
Land Size: 650 sqm approx
 Agent Comments

Comparable Properties



57 Pakington St KEW 3101 (REI)

Agent Comments



Price: \$5,700,000
Method: Private Sale
Date: 13/11/2025
Property Type: House (Res)
Land Size: 1360 sqm approx



158 Barkers Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$4,940,000
Method: Private Sale
Date: 28/10/2025
Property Type: House
Land Size: 1177 sqm approx



22 John St KEW 3101 (REI)

Agent Comments



Price: \$5,388,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: Land
Land Size: 835 sqm approx

Account - Marshall White | P: 03 9822 9999



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