

# 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

2 Segtoun Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,600,000 & \$3,960,000

### Median sale price

Median price \$2,701,000 Property Type House Suburb Kew

Period - From 03/03/2025 to 02/03/2026 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	31 Wimba Av KEW 3101	\$3,830,000	28/02/2026
2	13 Mathers Av KEW EAST 3102	\$3,650,000	17/12/2025
3	12 Vista Av KEW 3101	\$3,957,000	22/10/2025

**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:

03/03/2026 18:29

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**Indicative Selling Price**

\$3,600,000 - \$3,960,000

**Median House Price**

03/03/2025 - 02/03/2026: \$2,701,000



 6  3  4

**Property Type:** House

**Land Size:** 513 sqm approx

**Agent Comments**

## Comparable Properties



**31 Wimba Av KEW 3101 (REI)**

**Agent Comments**

 4  3  3

**Price:** \$3,830,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)

**Land Size:** 701 sqm approx



**13 Mathers Av KEW EAST 3102 (REI)**

**Agent Comments**

 4  3  4

**Price:** \$3,650,000

**Method:** Private Sale

**Date:** 17/12/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**12 Vista Av KEW 3101 (REI/VG)**

**Agent Comments**

 5  3  3

**Price:** \$3,957,000

**Method:** Auction Sale

**Date:** 22/10/2025

**Property Type:** House (Res)

**Land Size:** 696 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511