

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1 MADDEN GROVE, KEW, VIC 3101

### Indicative selling price

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

Price Range: \$3,100,000 to \$3,400,000

### Median sale price

Median price \$2,470,000

Property type

House

Suburb

KEW

Period

01 October 2025 to 31 December 2025

Source



### Comparable property sales

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

15 MADDEN GR, KEW, VIC 3101	\$3,600,000	08/09/2025
58 MOLESWORTH ST, KEW, VIC 3101	\$3,550,000	25/10/2025
30 WILLS ST, KEW, VIC 3101	\$3,035,000	16/08/2025

This Statement of Information was prepared on:

13/02/2026