

# 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

111 Edgevale Road, 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 \$2,200,000 & \$2,400,000

### Median sale price

Median price \$2,510,000 Property Type House Suburb Kew

Period - From 01/10/2025 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	88 Liddiard St HAWTHORN 3122	\$2,350,000	21/02/2026
2	15 Leslie St HAWTHORN 3122	\$2,280,000	28/02/2026
3	56 Mary St KEW 3101	\$2,270,000	27/11/2025

**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:

02/03/2026 10:13



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**88 Liddiard St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$2,350,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)



**15 Leslie St HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$2,280,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**56 Mary St KEW 3101 (REI)**

Agent Comments



**Price:** \$2,270,000

**Method:** Private Sale

**Date:** 27/11/2025

**Property Type:** House (Res)

**Land Size:** 435 sqm approx