

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 9 Mathers Avenue, Kew East Vic 3102

Indicative selling price

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

Single price \$3,195,000

Median sale price

Median price \$2,330,000

Property Type House

Suburb Kew East

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	6 Yarravale Rd KEW 3101	\$3,150,000	21/02/2026
2	14 Oswin St KEW EAST 3102	\$3,150,000	03/11/2025
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:

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Indicative Selling Price

\$3,195,000

Median House Price

December quarter 2025: \$2,330,000



 5  4  3

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



6 Yarravale Rd KEW 3101 (REI)

Agent Comments

 4  4  2

Price: \$3,150,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 687 sqm approx



14 Oswin St KEW EAST 3102 (REI)

Agent Comments

 5  3  2

Price: \$3,150,000

Method: Private Sale

Date: 03/11/2025

Property Type: House (Res)

Land Size: 738 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.

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



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