

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

70 Cecil Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,750,000 & \$2,950,000

Median sale price

Median price \$2,697,500 Property Type House Suburb Kew

Period - From 01/01/2025 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	2 Ryeburne Av HAWTHORN EAST 3123	\$3,160,000	06/01/2026
2	17 Walsh St DEEPDENE 3103	\$2,950,000	28/10/2025
3	100 Normanby Rd KEW 3101	\$2,950,000	23/10/2025

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:

17/02/2026 17:08



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  1

Property Type: House

Agent Comments

Indicative Selling Price

\$2,750,000 - \$2,950,000

Median House Price

Year ending December 2025: \$2,697,500

Comparable Properties



2 Ryeburne Av HAWTHORN EAST 3123 (REI)

Agent Comments

 4
  2
  2

Price: \$3,160,000

Method: Private Sale

Date: 06/01/2026

Property Type: House



17 Walsh St DEEPDENE 3103 (REI)

Agent Comments

 4
  2
  2

Price: \$2,950,000

Method: Private Sale

Date: 28/10/2025

Property Type: House

Land Size: 715 sqm approx



100 Normanby Rd KEW 3101 (REI)

Agent Comments

 4
  2
  2

Price: \$2,950,000

Method: Auction Sale

Date: 23/10/2025

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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