

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

45 Ramsay Avenue, Kew East Vic 3102

Indicative selling price

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

Single price \$4,350,000

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	10 First Av KEW 3101	\$4,350,000	23/12/2025
2	9 Segtoun St KEW 3101	\$4,550,000	01/11/2025
3	39 Ramsay Av KEW EAST 3102	\$4,170,000	13/09/2025

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:

25/02/2026 19:02

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5 3 2

Property Type: House
Land Size: 741 sqm approx
Agent Comments

Indicative Selling Price
\$4,350,000
Median House Price
December quarter 2025: \$2,330,000

Comparable Properties



10 First Av KEW 3101 (REI/VG)

[Agent Comments](#)

5 3 3

Price: \$4,350,000
Method: Private Sale
Date: 23/12/2025
Property Type: House (Res)
Land Size: 680 sqm approx



9 Segtoun St KEW 3101 (REI/VG)

[Agent Comments](#)

5 3 3

Price: \$4,550,000
Method: Private Sale
Date: 01/11/2025
Property Type: House
Land Size: 656 sqm approx



39 Ramsay Av KEW EAST 3102 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$4,170,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 741 sqm approx

Account - Marshall White | P: 03 9822 9999



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