

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

4 Highbury Grove, Kew Vic 3101

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

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	8 Moreton Cl KEW 3101	\$2,480,000	14/12/2025
2	68 Main Dr KEW 3101	\$2,510,000	19/11/2025
3	47 Stawell St KEW 3101	\$2,900,000	10/11/2025

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:

03/03/2026 12:12

Geordie Dixon-Sima
03 9810 5090
0418 588 399

geordiedixon@jelliscraig.com.au

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

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



4 3 2

Property Type: House

Agent Comments

Comparable Properties



8 Moreton CI KEW 3101 (VG)

Agent Comments

4 - -

Price: \$2,480,000

Method: Sale

Date: 14/12/2025

Property Type: House (Res)

Land Size: 401 sqm approx



68 Main Dr KEW 3101 (REI/VG)

Agent Comments

4 4 2

Price: \$2,510,000

Method: Sold Before Auction

Date: 19/11/2025

Property Type: House (Res)

Land Size: 400 sqm approx



47 Stawell St KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$2,900,000

Method: Private Sale

Date: 10/11/2025

Property Type: House

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