

# 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

31 Marshall Avenue, 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 \$2,700,000 & \$2,900,000

### Median sale price

Median price \$2,672,500 Property Type House Suburb Kew

Period - From 01/07/2025 to 30/09/2025 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	25 Willsmere Rd KEW 3101	\$2,800,000	18/11/2025
2	12 Uplands Rd BALWYN NORTH 3104	\$2,750,000	31/10/2025
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:

05/01/2026 12:03



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,700,000 - \$2,900,000  
**Median House Price**  
September quarter 2025: \$2,672,500

## Comparable Properties



**25 Willsmere Rd KEW 3101 (REI)**

Agent Comments



**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 18/11/2025  
**Property Type:** House  
**Land Size:** 819 sqm approx



**12 Uplands Rd BALWYN NORTH 3104 (REI)**

Agent Comments



**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** House (Res)



**100 Normanby Rd KEW 3101 (REI)**

Agent Comments



**Price:** \$2,950,000  
**Method:** Auction Sale  
**Date:** 23/10/2025  
**Property Type:** House (Res)

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