

# 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

5 Majella Court, Kew VIC 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$3,470,000

### Median sale price

Median price

\$2,780,000

Property Type

House

Suburb

Kew

Period - From

15/03/2025

to

14/09/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 31 Adeney Av, Kew Vic          | \$3,600,000 | 31/05/2025   |
| 28 Uvadale Gr, Kew Vic         | \$3,705,000 | 29/03/2025   |
|                                |             |              |

This Statement of Information was prepared on:

15/09/2025