

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

38 Maitland Avenue, Kew Vic 3101

Indicative selling price

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

Single price \$3,680,000

Median sale price

Median price \$2,590,000

Property Type House

Suburb Kew

Period - From 01/04/2024

to 30/06/2024

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	35 Childers St KEW 3101	\$3,655,000	17/08/2024
2	63 Fitzwilliam St KEW 3101	\$3,546,000	23/03/2024
3	31 Elm Gr KEW EAST 3102	\$3,600,000	29/02/2024

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:

20/08/2024 11:46

38 Maitland Avenue, Kew Vic 3101



5 4 2

Property Type: House (Res)
Land Size: 645 sqm approx
Agent Comments

Indicative Selling Price
\$3,680,000
Median House Price
June quarter 2024: \$2,590,000

Comparable Properties



35 Childers St KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$3,655,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 640 sqm approx



63 Fitzwilliam St KEW 3101 (REI/VG)

Agent Comments

3 1 2

Price: \$3,546,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 613 sqm approx



31 Elm Gr KEW EAST 3102 (REI)

Agent Comments

3 3 2

Price: \$3,600,000
Method: Expression of Interest
Date: 29/02/2024
Property Type: House (Res)
Land Size: 807 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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