

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 12 Moonbria Avenue, Kew Vic 3101
Including suburb and postcode

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$2,760,000	Property Type House	Suburb Kew
Period - From 01/10/2024	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	46 Belford Rd KEW EAST 3102	\$2,310,000	06/08/2025
2	47 Belford Rd KEW EAST 3102	\$2,220,000	12/07/2025
3	11 pleasant Av KEW 3101	\$2,255,000	17/05/2025

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:

15/10/2025 11:21



Property Type: Land

Land Size: 628 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

Year ending September 2025: \$2,760,000

Comparable Properties



46 Belford Rd KEW EAST 3102 (REI)



Price: \$2,310,000

Method: Sold Before Auction

Date: 06/08/2025

Property Type: House (Res)

Land Size: 698 sqm approx

Agent Comments



47 Belford Rd KEW EAST 3102 (REI/VG)



Price: \$2,220,000

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments



11 pleasant Av KEW 3101 (REI/VG)



Price: \$2,255,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 718 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999