

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

12 Moonbria Avenue, Kew Vic 3101

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)

Agent Comments



Price: \$2,310,000
Method: Sold Before Auction
Date: 06/08/2025
Property Type: House (Res)
Land Size: 698 sqm approx



47 Belford Rd KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$2,220,000
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 650 sqm approx



11 pleasant Av KEW 3101 (REI/VG)

Agent Comments



Price: \$2,255,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 718 sqm approx

Account - Marshall White | P: 03 9822 9999



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