

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

3 Cradley Avenue, Kew VIC 3101

Indicative selling price

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

Range between

\$2,900,000

&

\$3,190,000

Median sale price

Median price

\$2,760,000

Property Type

House

Suburb

Kew

Period - From

01/05/2025

to

30/10/2025

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
4 Cradley Av, Kew Vic	\$2,955,000	29/10/2025
30 Ridgeway Av, Kew Vic	\$3,130,000	14/10/2025

This Statement of Information was prepared on:

31/10/2025

3 Cradley Avenue, Kew VIC 3101



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Property Type: House

Tom Rogan

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Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

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

Comparable Properties



4 Cradley Av, Kew Vic

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Price: \$2,955,000

Method: Private Sale

Date: 29/10/2025

Property Type: House

Land Size: 732 sqm approx



30 Ridgeway Av, Kew Vic

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Price: \$3,130,000

Method: Auction Sale

Date: 14/10/2025

Property Type: House

Land Size: 859 sqm approx

Account - Marshall White - Hawthorn | P: 98229999