

# 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

11 Kitchener Street, Deepdene VIC 3103

### Indicative selling price

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

Range between

\$2,900,000

&

\$3,100,000

### Median sale price

Median price

\$3,300,000

Property Type

House

Suburb

Deepdene

Period - From

19/07/2025

to

18/01/2026

Source

pdol

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
100 Normanby Rd, Kew Vic	\$2,950,000	23/10/2025
34 Hardwicke St, Balwyn Vic	\$3,200,000	28/11/2025
17 Walsh St, Deepdene Vic	\$2,950,000	28/10/2025

This Statement of Information was prepared on:

19/01/2026