

# 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

141 Kilby Road, Kew East Vic 3102

### Indicative selling price

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

Single price \$2,200,000

### Median sale price

Median price \$2,175,000

Property Type House

Suburb Kew East

Period - From 08/12/2024

to 07/12/2025

Source Property Data

### 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	20 Doncaster Rd BALWYN NORTH 3104	\$2,238,000	24/10/2025
2	7 Munro St KEW EAST 3102	\$2,250,000	11/10/2025
3			

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:

08/12/2025 10:15



3   2   2

**Property Type:** House (Res)

**Land Size:** 849 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,200,000

**Median House Price**

08/12/2024 - 07/12/2025: \$2,175,000

## Comparable Properties



**20 Doncaster Rd BALWYN NORTH 3104 (REI)**

Agent Comments

4   2   4

**Price:** \$2,238,000

**Method:** Private Sale

**Date:** 24/10/2025

**Property Type:** House (Res)

**Land Size:** 1117 sqm approx



**7 Munro St KEW EAST 3102 (REI)**

Agent Comments

4   2   2

**Price:** \$2,250,000

**Method:** Sold Before Auction

**Date:** 11/10/2025

**Property Type:** House (Res)

**Land Size:** 869 sqm approx

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.