

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

204 Kilby Road, Kew East Vic 3102

Indicative selling price

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

Range between \$2,800,000 & \$3,000,000

Median sale price

Median price \$2,200,000 Property Type House Suburb Kew East

Period - From 22/12/2024 to 21/12/2025 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	22 Maylands Av BALWYN NORTH 3104	\$2,800,000	31/08/2025
2	4 Frater St KEW EAST 3102	\$3,000,000	09/08/2025
3	10 Irymple Av KEW EAST 3102	\$3,000,000	09/08/2025

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:

22/12/2025 11:58



3 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,000,000

Median House Price

22/12/2024 - 21/12/2025: \$2,200,000

Comparable Properties



22 Maylands Av BALWYN NORTH 3104 (REI/VG)

Agent Comments

5 3 2

Price: \$2,800,000

Method: Auction Sale

Date: 31/08/2025

Property Type: House (Res)

Land Size: 627 sqm approx



4 Frater St KEW EAST 3102 (REI/VG)

Agent Comments

4 2 2

Price: \$3,000,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 821 sqm approx



10 Irymple Av KEW EAST 3102 (REI/VG)

Agent Comments

5 2 2

Price: \$3,000,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 697 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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