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	2/129 Kilby Road, Kew East Vic 3102
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$982,500	Pro	perty Type	Jnit		Suburb	Kew East
Period - From	01/01/2025	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	1/5 King St BALWYN 3103	\$1,230,000	31/05/2025
2	3/21 Minogue St KEW EAST 3102	\$1,220,000	12/04/2025
3	32a Elm Gr KEW EAST 3102	\$1,168,000	27/03/2025

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:	17/06/2025 13:28









Property Type: Townhouse

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median Unit Price** March quarter 2025: \$982,500

Comparable Properties



1/5 King St BALWYN 3103 (REI)

Price: \$1,230,000 Method: Auction Sale Date: 31/05/2025

Property Type: Townhouse (Res)

Agent Comments



3/21 Minogue St KEW EAST 3102 (REI/VG)



Agent Comments

Price: \$1,220,000 Method: Private Sale Date: 12/04/2025

Property Type: Townhouse (Single)

32a Elm Gr KEW EAST 3102 (REI/VG)

Price: \$1,168,000 Method: Private Sale Date: 27/03/2025 Property Type: House Land Size: 359 sqm approx

Agent Comments





Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

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