

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

2/129 Kilby Road, Kew East Vic 3102

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$982,500

Property Type Unit

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.

	Address 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



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Property Type: Townhouse
(Single)

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)

Agent Comments

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Price: \$1,230,000

Method: Auction Sale

Date: 31/05/2025

Property Type: Townhouse (Res)



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

Agent Comments

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Price: \$1,220,000

Method: Private Sale

Date: 12/04/2025

Property Type: Townhouse (Single)



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

Agent Comments

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Price: \$1,168,000

Method: Private Sale

Date: 27/03/2025

Property Type: House

Land Size: 359 sqm approx

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