

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

32 Kilby Road, Kew East Vic 3102

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$2,230,000

Property Type House

Suburb Kew East

Period - From 01/07/2023

to

30/06/2024

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	4 OBrien Ct KEW 3101	\$1,680,000	04/05/2024
2	34 Frater St KEW EAST 3102	\$1,770,000	12/04/2024
3	36 Kilby Rd KEW EAST 3102	\$1,750,000	17/03/2024

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:

12/08/2024 14:14



 4  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,800,000

Median House Price

Year ending June 2024: \$2,230,000

Comparable Properties



4 OBrien Ct KEW 3101 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,680,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 526 sqm approx



34 Frater St KEW EAST 3102 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,770,000

Method: Private Sale

Date: 12/04/2024

Property Type: House

Land Size: 672 sqm approx



36 Kilby Rd KEW EAST 3102 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,750,000

Method: Private Sale

Date: 17/03/2024

Property Type: House

Land Size: 790 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199