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<br>Including suburb and postcode | 36 Kitchener Street, Deepdene Vic 3103 |

## Indicative selling price

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

Range between $1,500,000 & $1,650,000

## Median sale price

Median price $3,300,000 Property Type House Suburb Deepdene

Period - From 01/04/2025 to 31/03/2026 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 | 1/1 Dundee St BALWYN 3103 | $1,556,000 | 28/03/2026 |
| 2 | 21a Aylmer St BALWYN NORTH 3104 | $1,500,000 | 21/03/2026 |
| 3 | 46 Kitchener St DEEPDENE 3103 | $1,550,000 | 04/12/2025 |

**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: 16/04/2026 09:35

# 36 Kitchener Street, Deepdene Vic 3103

MARSHALL WHITE



**Property Type:**
Agent Comments

**Indicative Selling Price**
$1,500,000 - $1,650,000
**Median House Price**
Year ending March 2026: $3,300,000

## Comparable Properties



**1/1 Dundee St BALWYN 3103 (REI)**

4 | 3 | 2

**Price:** $1,556,000
**Method:** Auction Sale
**Date:** 28/03/2026
**Property Type:** Townhouse (Res)
**Land Size:** 363 sqm approx

Agent Comments



**21a Aylmer St BALWYN NORTH 3104 (REI)**

3 | 2 | 1

**Price:** $1,500,000
**Method:** Auction Sale
**Date:** 21/03/2026
**Property Type:** House (Res)
**Land Size:** 307 sqm approx

Agent Comments



**46 Kitchener St DEEPDENE 3103 (REI/VG)**

3 | 1 | 2

**Price:** $1,550,000
**Method:** Sold Before Auction
**Date:** 04/12/2025
**Property Type:** Townhouse (Res)
**Land Size:** 418 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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