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	7 Kitchener Street, Deepdene Vic 3103

Indicative selling price

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

Range between $2,400,000 & $2,500,000

Median sale price

Median price $3,302,500 Property Type House Suburb Deepdene

Period - From 15/06/2025 to 14/06/2026 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	14 Kalimna St BALWYN 3103	$2,423,000	03/06/2026
2	64 Stroud St BALWYN 3103	$2,300,000	15/05/2026
3	20 Hood St BALWYN NORTH 3104	$2,350,000	09/05/2026

OR

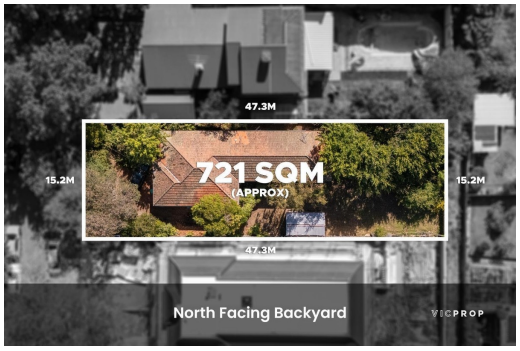
~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 15/06/2026 15:47

7 Kitchener Street, Deepdene Vic 3103

JellisCraig

David Fileccia
0402 026 748
DavidFileccia@jelliscraig.com.au



2 1 2

Property Type: House
Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,500,000
Median House Price
15/06/2025 - 14/06/2026: $3,302,500

Comparable Properties



14 Kalimna St BALWYN 3103 (REI)

3 1 3

Price: $2,423,000
Method: Private Sale
Date: 03/06/2026
Property Type: House
Land Size: 685 sqm approx

Agent Comments



64 Stroud St BALWYN 3103 (REI)

3 1 1

Price: $2,300,000
Method: Sold Before Auction
Date: 15/05/2026
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments



20 Hood St BALWYN NORTH 3104 (REI)

4 2 2

Price: $2,350,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 635 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

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