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	1/147 Willsmere Road, Kew Vic 3101

Indicative selling price

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

Range between $1,000,000 & $1,095,000

Median sale price

Median price $2,760,000 Property Type House Suburb Kew

Period - From 01/10/2024 to 31/12/2024 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	3/43 Clyde St KEW EAST 3102	$1,025,000	26/10/2024
2	2/26 Irymple Av KEW EAST 3102	$1,000,000	05/10/2024
3	3/50 Harp Rd KEW 3101	$1,020,000	02/09/2024

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: 19/02/2025 11:02

1/147 Willsmere Road, Kew Vic 3101

Bridget Perry
9810 5000
0459 440 054
BridgetPerry@jelliscraig.com.au



3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,000,000 - $1,095,000
Median House Price
December quarter 2024: $2,760,000

Comparable Properties



3/43 Clyde St KEW EAST 3102 (REI/VG)

2 1 2

Price: $1,025,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Unit
Land Size: 247 sqm approx

Agent Comments



2/26 Irymple Av KEW EAST 3102 (REI/VG)

2 1 1

Price: $1,000,000
Method: Sold Before Auction
Date: 05/10/2024
Property Type: Unit

Agent Comments



3/50 Harp Rd KEW 3101 (REI/VG)

2 1 2

Price: $1,020,000
Method: Sold Before Auction
Date: 02/09/2024
Property Type: Unit

Agent Comments

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