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	141 Willsmere Road, Kew Vic 3101

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,775,000 Property Type House Suburb Kew

Period - From 01/04/2025 to 30/06/2025 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	5 View Point KEW 3101	$1,800,000	16/07/2025
2	5 Beresford St KEW EAST 3102	$1,950,000	07/07/2025
3	815 High St KEW EAST 3102	$1,950,000	23/05/2025

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: 02/10/2025 17:03

141 Willsmere Road, Kew Vic 3101

JellisCraig

Nigel Harry
03 9403 9300
0412 464 116
nigelharry@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 451 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
June quarter 2025: $2,775,000

Comparable Properties



5 View Point KEW 3101 (REI)

4 2 2

Price: $1,800,000
Method: Private Sale
Date: 16/07/2025
Property Type: House
Land Size: 421 sqm approx

Agent Comments



5 Beresford St KEW EAST 3102 (REI/VG)

3 2 2

Price: $1,950,000
Method: Private Sale
Date: 07/07/2025
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments



815 High St KEW EAST 3102 (REI/VG)

3 2 3

Price: $1,950,000
Method: Private Sale
Date: 23/05/2025
Property Type: House
Land Size: 586 sqm approx

Agent Comments

REIV THE DIFFERENCE

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