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	14 Kitchener Street, Kew East Vic 3102

Indicative selling price

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

Range between $2,050,000 & $2,250,000

Median sale price

Median price $2,200,000 Property Type House Suburb Kew East

Period - From 27/10/2024 to 26/10/2025 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	21 Inverness Way BALWYN NORTH 3104	$2,225,000	24/10/2025
2	7 Munro St KEW EAST 3102	$2,250,000	11/10/2025
3	5 Kyora Dr KEW EAST 3102	$2,090,000	03/09/2025

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: 27/10/2025 14:48

14 Kitchener Street, Kew East Vic 3102



Property Type:
Agent Comments

Indicative Selling Price
$2,050,000 - $2,250,000
Median House Price
27/10/2024 - 26/10/2025: $2,200,000

Comparable Properties



21 Inverness Way BALWYN NORTH 3104 (REI)

3 | 1 | 2

Price: $2,225,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: House
Land Size: 794 sqm approx

Agent Comments



7 Munro St KEW EAST 3102 (REI)

4 | 2 | 2

Price: $2,250,000
Method: Sold Before Auction
Date: 11/10/2025
Property Type: House (Res)
Land Size: 869 sqm approx

Agent Comments



5 Kyora Dr KEW EAST 3102 (REI)

4 | 2 | 2

Price: $2,090,000
Method: Sold Before Auction
Date: 03/09/2025
Property Type: House (Res)
Land Size: 685 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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