

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

20 Kilby Road, Kew East Vic 3102

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$2,175,000

Property Type House

Suburb Kew East

Period - From 27/11/2024

to 26/11/2025

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	141 Willsmere Rd KEW 3101	\$1,775,000	25/10/2025
2	5 View Point KEW 3101	\$1,800,000	16/07/2025
3	10 Elm Gr KEW EAST 3102	\$1,780,000	05/07/2025

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:

27/11/2025 16:08

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Indicative Selling Price

\$1,800,000

Median House Price

27/11/2024 - 26/11/2025: \$2,175,000



Property Type:

Agent Comments

Comparable Properties



141 Willsmere Rd KEW 3101 (REI)

Agent Comments



Price: \$1,775,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)



5 View Point KEW 3101 (REI)

Agent Comments



Price: \$1,800,000

Method: Private Sale

Date: 16/07/2025

Property Type: House

Land Size: 421 sqm approx



10 Elm Gr KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$1,780,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 964 sqm approx

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