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	2/13 Irymple Avenue, Kew East Vic 3102

Indicative selling price

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

Single price $1,300,000

Median sale price

Median price $1,290,000 Property Type Townhouse Suburb Kew East

Period - From 25/11/2024 to 24/11/2025 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	1/20 Hamilton St KEW EAST 3102	$1,270,000	11/10/2025
2	3/16 Argyle Rd KEW 3101	$1,260,000	02/10/2025
3	2/129 Kilby Rd KEW EAST 3102	$1,200,000	09/08/2025

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: 25/11/2025 09:37

2/13 Irymple Avenue, Kew East Vic 3102

Nick O'Halloran
03 9810 5000
0430 345 086
NickOHalloran@jelliscraig.com.au



3 2 2

Property Type: Unit
Land Size: 267 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000
Median Townhouse Price
25/11/2024 - 24/11/2025: $1,290,000

Comparable Properties



1/20 Hamilton St KEW EAST 3102 (REI)

3 1 2

Price: $1,270,000
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit

Agent Comments



3/16 Argyle Rd KEW 3101 (REI)

3 2 2

Price: $1,260,000
Method: Private Sale
Date: 02/10/2025
Property Type: Townhouse (Res)

Agent Comments



2/129 Kilby Rd KEW EAST 3102 (REI)

3 2 1

Price: $1,200,000
Method: Auction Sale
Date: 09/08/2025
Property Type: Unit

Agent Comments

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