

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

3/121 Kilby Road, Kew East Vic 3102

Indicative selling price

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

Single price \$1,645,000

Median sale price

Median price \$2,220,000

Property Type House

Suburb Kew East

Period - From 01/04/2025

to 31/03/2026

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	9/17 Marshall Av KEW 3101	\$1,700,000	09/05/2026
2	2/15 Valerie St KEW NORTH 3102	\$1,680,000	18/04/2026
3	6/37 Parkhill Rd KEW 3101	\$1,686,000	21/02/2026

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:

13/06/2026 15:04



3 3 2

Rooms: 6
Property Type: Townhouse (Single)
 Agent Comments

Indicative Selling Price
 \$1,645,000
Median House Price
 Year ending March 2026: \$2,220,000

Comparable Properties



9/17 Marshall Av KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,700,000
Method: Auction Sale
Date: 09/05/2026
Property Type: Townhouse (Res)
Land Size: 325 sqm approx

2/15 Valerie St KEW NORTH 3102 (VG)

Agent Comments

3 - -

Price: \$1,680,000
Method: Sale
Date: 18/04/2026
Property Type: Flat/Unit/Apartment (Res)



6/37 Parkhill Rd KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,686,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Unit

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