

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

112 Willsmere Road, Kew Vic 3101

Indicative selling price

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

Single price

\$4,599,000

Median sale price

Median price

\$2,600,000

Property Type

House

Suburb

Kew

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	2 Grandview Tce KEW 3101	\$4,681	28/02/2026
2	10 First Av KEW 3101	\$4,350,000	23/12/2025
3	25 Kent St KEW 3101	\$4,440,000	24/11/2025

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:

07/05/2026 16:38



Rooms: 7

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



2 Grandview Tce KEW 3101 (REI)



Price: \$4,681

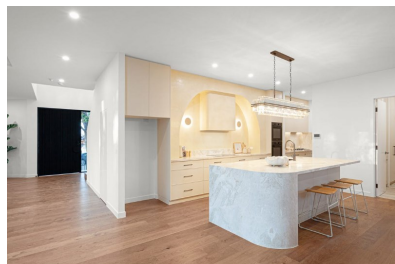
Method:

Date: 28/02/2026

Property Type: House

Agent Comments

Less than 500 metres



10 First Av KEW 3101 (REI)



Price: \$4,350,000

Method:

Date: 23/12/2025

Property Type: House

Agent Comments

Under 2 km away



25 Kent St KEW 3101 (REI)



Price: \$4,440,000

Method:

Date: 24/11/2025

Property Type: House

Agent Comments

Under 2 Km away