

# 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

133 Willsmere Road, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,850,000

&

\$2,000,000

### Median sale price

Median price \$2,980,000

Property Type House

Suburb Kew

Period - From 01/01/2024

to 31/03/2024

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 | 151 Willsmere Rd KEW 3101      | \$2,003,000 | 04/12/2023   |
| 2 | 118 Kilby Rd KEW EAST 3102     | \$1,970,000 | 20/04/2024   |
| 3 | 124 Willsmere Rd KEW 3101      | \$1,875,000 | 08/02/2024   |

**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:

24/05/2024 13:05



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,850,000 - \$2,000,000  
**Median House Price**  
March quarter 2024: \$2,980,000

## Comparable Properties



**151 Willsmere Rd KEW 3101 (VG)**

Agent Comments



**Price:** \$2,003,000  
**Method:** Sale  
**Date:** 04/12/2023  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx



**118 Kilby Rd KEW EAST 3102 (REI)**

Agent Comments



**Price:** \$1,970,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 720 sqm approx



**124 Willsmere Rd KEW 3101 (REI)**

Agent Comments



**Price:** \$1,875,000  
**Method:** Private Sale  
**Date:** 08/02/2024  
**Property Type:** House  
**Land Size:** 651 sqm approx

**Account - Nelson Alexander** | P: 03 98548888 | F: 03 94177408