

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

21 Kitchener Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$3,300,000 Property Type House Suburb Deepdene

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	32 Moody St BALWYN NORTH 3104	\$2,670,000	14/04/2026
2	8 Belgrove Av BALWYN 3103	\$2,665,000	28/03/2026
3	29 Mont Victor Rd KEW 3101	\$2,665,000	28/02/2026

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:

27/05/2026 11:18

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Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

Year ending March 2026: \$3,300,000



4 2 2

Rooms: 7

Property Type: House

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



32 Moody St BALWYN NORTH 3104 (REI)

Agent Comments

5 2 2

Price: \$2,670,000

Method: Private Sale

Date: 14/04/2026

Property Type: House



8 Belgrove Av BALWYN 3103 (REI)

Agent Comments

4 3 2

Price: \$2,665,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 572 sqm approx



29 Mont Victor Rd KEW 3101 (REI)

Agent Comments

4 3 4

Price: \$2,665,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 574 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511