

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 36 Kitchener Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,550,000 Property Type Townhouse Suburb Deepdene

Period - From 14/04/2025 to 13/04/2026 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 | 1/1 Dundee St BALWYN 3103 | \$1,556,000 | 28/03/2026 |
| 2 | 21a Aylmer St BALWYN NORTH 3104 | \$1,500,000 | 21/03/2026 |
| 3 | 46 Kitchener St DEEPDENE 3103 | \$1,550,000 | 04/12/2025 |

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: 14/04/2026 13:42



3 2 2

Rooms: 7
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median Townhouse Price
 14/04/2025 - 13/04/2026: \$1,550,000

Comparable Properties



1/1 Dundee St BALWYN 3103 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,556,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 363 sqm approx



21a Aylmer St BALWYN NORTH 3104 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,500,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 307 sqm approx



46 Kitchener St DEEPDENE 3103 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,550,000
Method: Sold Before Auction
Date: 04/12/2025
Property Type: Townhouse (Res)
Land Size: 418 sqm approx