

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

7 Kitchener Street, Deepdene Vic 3103

Indicative selling price

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

Range between \$2,800,000

&

\$2,980,000

Median sale price

Median price \$3,300,000

Property Type House

Suburb Deepdene

Period - From 01/01/2025

to

31/12/2025

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 Norbert St BALWYN 3103	\$3,062,000	05/02/2026
2	31 Jurang St BALWYN 3103	\$2,900,000	21/11/2025
3	16 Meadow Gr DEEPDENE 3103	\$2,780,000	08/11/2025

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:

26/02/2026 12:54



Property Type:
Divorce/Estate/Family Transfers
Land Size: 719 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$2,980,000
Median House Price
Year ending December 2025: \$3,300,000

Comparable Properties



32 Norbert St BALWYN 3103 (REI)

Agent Comments



Price: \$3,062,000
Method: Private Sale
Date: 05/02/2026
Property Type: House (Res)
Land Size: 742 sqm approx



31 Jurang St BALWYN 3103 (REI/VG)

Agent Comments



Price: \$2,900,000
Method: Private Sale
Date: 21/11/2025
Property Type: House (Res)
Land Size: 768 sqm approx



16 Meadow Gr DEEPPENE 3103 (REI/VG)

Agent Comments



Price: \$2,780,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 751 sqm approx