

# 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

1/103 Derby Street, 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 \$1,350,000 & \$1,485,000

### Median sale price

Median price \$2,697,500 Property Type House Suburb Kew

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	46 Willsmere Rd KEW 3101	\$1,386,000	13/12/2025
2	74 Derby St KEW 3101	\$1,530,000	22/11/2025
3	67 Derby St KEW 3101	\$1,410,000	08/10/2025

**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:

12/03/2026 18:54

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3   1   1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**  
\$1,350,000 - \$1,485,000  
**Median House Price**  
Year ending December 2025: \$2,697,500

## Comparable Properties



**46 Willsmere Rd KEW 3101 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$1,386,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** House (Res)  
**Land Size:** 357 sqm approx

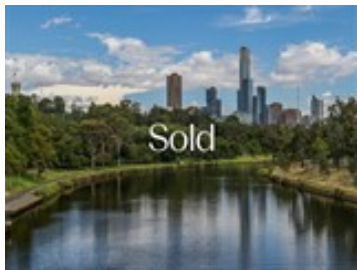


**74 Derby St KEW 3101 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,530,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** House (Res)  
**Land Size:** 230 sqm approx



**67 Derby St KEW 3101 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$1,410,000  
**Method:** Private Sale  
**Date:** 08/10/2025  
**Property Type:** House  
**Land Size:** 259 sqm approx

Account - A-Z Real Estate Agency | P: 03 9815 1124



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