

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

106 Derby Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Kew

Period - From 01/10/2023 to 31/12/2023 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.

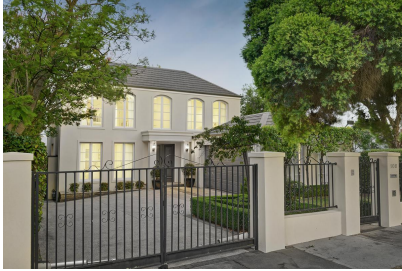
	Address of comparable property	Price	Date of sale
1	84 Gladstone St KEW 3101	\$2,500,000	09/12/2023
2	2 Lower Dr.N KEW 3101	\$2,500,000	08/12/2023
3	3 Birrell Ct KEW 3101	\$2,415,000	16/11/2023

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:

12/02/2024 16:56



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Property Type: House (Previously Occupied - Detached)
Land Size: 540 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,750,000
Median House Price
 December quarter 2023: \$2,500,000

Comparable Properties



84 Gladstone St KEW 3101 (REI/VG)

Agent Comments

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Price: \$2,500,000
Method: Sold Before Auction
Date: 09/12/2023
Property Type: House (Res)
Land Size: 576 sqm approx



2 Lower Dr.N KEW 3101 (REI)

Agent Comments

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Price: \$2,500,000
Method: Private Sale
Date: 08/12/2023
Property Type: House
Land Size: 552 sqm approx



3 Birrell Ct KEW 3101 (REI/VG)

Agent Comments

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Price: \$2,415,000
Method: Private Sale
Date: 16/11/2023
Property Type: House
Land Size: 535 sqm approx

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