

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

211/1 Derby Street, Kew Vic 3101

Indicative selling price

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

Range between \$470,000

&

\$510,000

Median sale price

Median price \$849,500

Property Type Unit

Suburb Kew

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	11/58-62 Mary St KEW 3101	\$515,000	17/03/2026
2	103/136 Princess St KEW 3101	\$485,000	23/01/2026
3	212/1 Derby St KEW 3101	\$500,000	17/01/2026

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:

02/07/2026 11:20



 1  1  1

Rooms: 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$470,000 - \$510,000

Median Unit Price

Year ending March 2026: \$849,500

Comparable Properties



11/58-62 Mary St KEW 3101 (REI)

Agent Comments

 1  1  1

Price: \$515,000

Method: Private Sale

Date: 17/03/2026

Property Type: Apartment



103/136 Princess St KEW 3101 (REI/VG)

Agent Comments

 1  1  1

Price: \$485,000

Method: Private Sale

Date: 23/01/2026

Property Type: Apartment



212/1 Derby St KEW 3101 (REI/VG)

Agent Comments

 1  1  1

Price: \$500,000

Method: Private Sale

Date: 17/01/2026

Property Type: Apartment

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