

# 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

107/1 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 \$450,000 & \$495,000

### Median sale price

Median price \$781,000 Property Type Unit Suburb Kew

Period - From 01/07/2023 to 30/06/2024 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 | 303/140 Cotham Rd KEW 3101     | \$455,000 | 04/06/2024   |
| 2 | G11/307 Barkers Rd KEW 3101    | \$490,000 | 30/05/2024   |
| 3 | 103/1 Derby St KEW 3101        | \$470,000 | 24/05/2024   |

**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:

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**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

Year ending June 2024: \$781,000



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**303/140 Cotham Rd KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$455,000

**Method:** Private Sale

**Date:** 04/06/2024

**Property Type:** Apartment



**G11/307 Barkers Rd KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$490,000

**Method:** Private Sale

**Date:** 30/05/2024

**Property Type:** Apartment



**103/1 Derby St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$470,000

**Method:** Private Sale

**Date:** 24/05/2024

**Property Type:** Unit