

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

G01/11-13 Peel Street, Kew Vic 3101

Indicative selling price

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

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$885,500

Property Type

Unit

Suburb

Kew

Period - From

01/07/2024

to

30/09/2024

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	13/48 Derby St KEW 3101	\$430,000	20/12/2024
2	100 Wiltshire Dr KEW 3101	\$519,000	14/12/2024
3	15/120 Princess St KEW 3101	\$465,000	21/11/2024

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:

09/01/2025 10:28



1 1 1

Property Type:
Agent Comments

Indicative Selling Price
\$440,000 - \$480,000
Median Unit Price
September quarter 2024: \$885,500

Comparable Properties



13/48 Derby St KEW 3101 (REI)

Agent Comments

1 1 1

Price: \$430,000
Method: Private Sale
Date: 20/12/2024
Property Type: Apartment



100 Wiltshire Dr KEW 3101 (REI)

Agent Comments

1 1 1

Price: \$519,000
Method: Private Sale
Date: 14/12/2024
Property Type: Apartment



15/120 Princess St KEW 3101 (REI)

Agent Comments

1 1 1

Price: \$465,000
Method: Private Sale
Date: 21/11/2024
Rooms: 2
Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525