

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

15/23 DERBY STREET KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

Unit

Suburb

Kew

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

15/25 DERBY STREET KEW VIC 3101	\$664,000	02-Jul-25
15/380 HIGH STREET KEW VIC 3101	\$630,000	09-Sep-25
1/79 WALPOLE STREET KEW VIC 3101	\$640,000	16-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 30 September 2025



15/25 DERBY STREET KEW VIC 3101

Sold Price **\$664,000** Sold Date **02-Jul-25**

 2  1  1

Distance **0.02km**



15/380 HIGH STREET KEW VIC 3101

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **09-Sep-25**

 2  1  1

Distance **0.15km**



1/79 WALPOLE STREET KEW VIC 3101

Sold Price **\$640,000** Sold Date **16-Apr-25**

 2  1  1

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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