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<br>Including suburb and postcode | 104 Peel Street, Kew Vic 3101 |

## Indicative selling price

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

Range between $1,850,000 & $2,000,000

## Median sale price

Median price $2,510,000 Property Type House Suburb Kew

Period - From 01/10/2025 to 31/12/2025 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 | 77 Derby St KEW 3101 | $2,025,000 | 18/12/2025 |
| 2 | 20 Kilby Rd KEW EAST 3102 | $1,800,000 | 11/12/2025 |
| 3 | 15 May St KEW 3101 | $2,030,000 | 25/11/2025 |

**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: 16/02/2026 14:39

104 Peel Street, Kew Vic 3101

Nelson Alexander



4 3 2

**Property Type:** House
**Land Size:** 450 sqm approx

Agent Comments

**Indicative Selling Price**
$1,850,000 - $2,000,000
**Median House Price**
December quarter 2025: $2,510,000

# Comparable Properties



**77 Derby St KEW 3101 (REI)**

4 1 1

**Price:** $2,025,000
**Method:** Auction Sale
**Date:** 18/12/2025
**Property Type:** House (Res)

Agent Comments



**20 Kilby Rd KEW EAST 3102 (REI)**

5 2 2

**Price:** $1,800,000
**Method:** Private Sale
**Date:** 11/12/2025
**Property Type:** House (Res)
**Land Size:** 650 sqm approx

Agent Comments



**15 May St KEW 3101 (REI/VG)**

3 2 1

**Price:** $2,030,000
**Method:** Private Sale
**Date:** 25/11/2025
**Property Type:** House (Res)
**Land Size:** 218 sqm approx

Agent Comments

**Account** - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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