

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

103/55-59 Earl Street, Kew Vic 3101

Indicative selling price

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

Range between \$530,000 & \$583,000

Median sale price

Median price \$687,000 Property Type Unit Suburb Kew

Period - From 31/03/2025 to 30/03/2026 Source Property Data

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	6/48 Derby St KEW 3101	\$541,000	24/02/2026
2	5/170 Princess St KEW 3101	\$605,000	03/02/2026
3	7/105 Walpole St KEW 3101	\$575,000	19/12/2025

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:

31/03/2026 11:05

103/55-59 Earl Street, Kew Vic 3101



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$530,000 - \$583,000

Median Unit Price

31/03/2025 - 30/03/2026: \$687,000

Comparable Properties



6/48 Derby St KEW 3101 (REI)

Agent Comments



Price: \$541,000
Method: Private Sale
Date: 24/02/2026
Property Type: Apartment



5/170 Princess St KEW 3101 (REI/VG)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 03/02/2026
Property Type: Apartment



7/105 Walpole St KEW 3101 (REI/VG)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 19/12/2025
Property Type: Apartment

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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