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	37 Derby Street, Kew Vic 3101

Indicative selling price

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

Range between $2,750,000 & $3,025,000

Median sale price

Median price $2,580,000 Property Type House Suburb Kew

Period - From 01/04/2026 to 30/06/2026 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	102 Walpole St KEW 3101	$3,340,000	20/06/2026
2	5 Ramsay Av KEW EAST 3102	$2,735,000	30/05/2026
3	31 Marshall Av KEW 3101	$2,725,000	31/03/2026

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: 17/09/2026 16:01

37 Derby Street, Kew Vic 3101

JellisCraig



4 3 2

Rooms: 7
Property Type:
Divorce/Estate/Family Transfers
Land Size: 737 sqm approx

Agent Comments

Indicative Selling Price
$2,750,000 - $3,025,000
Median House Price
June quarter 2026: $2,580,000

Comparable Properties



102 Walpole St KEW 3101 (REI)

5 4 2

Price: $3,340,000
Method: Private Sale
Date: 20/06/2026
Property Type: House (Res)

Agent Comments



5 Ramsay Av KEW EAST 3102 (REI)

4 3 2

Price: $2,735,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



31 Marshall Av KEW 3101 (REI)

4 2 2

Price: $2,725,000
Method: Private Sale
Date: 31/03/2026
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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