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

LANGWELL HARPER

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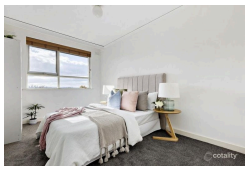

15/25 DERBY STREET KEW VIC 3101

2 1 1

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

Distance **0.02km**



15/380 HIGH STREET KEW VIC 3101

2 1 1

Sold Price RS **$630,000** UN Sold Date **09-Sep-25**

Distance **0.15km**



1/79 WALPOLE STREET KEW VIC 3101

2 1 1

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

Distance **0.64km**

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

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