

## 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

G04/136 PRINCESS STREET KEW VIC 3101

### Indicative selling price

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

Single Price

or range  
between

\$675,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Kew

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

G04/48 PAKINGTON STREET KEW VIC 3101	\$665,000	18-Oct-24
309/626 HEIDELBERG ROAD ALPHINGTON VIC 3078	\$671,500	26-Nov-24

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.

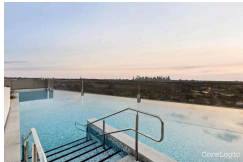
This Statement of Information was prepared on: 17 February 2025



**G04/48 PAKINGTON STREET KEW VIC 3101** Sold Price **\$665,000** Sold Date **18-Oct-24**

 2  2  1

Distance **0.58km**



**309/626 HEIDELBERG ROAD ALPHINGTON VIC 3078** Sold Price **\$671,500** Sold Date **26-Nov-24**

 2  2  1

Distance **1.69km**

RS = Recent sale      UN = Undisclosed Sale

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