

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

4/112 PRINCESS 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Unit

Suburb

Kew

Period-from

01 Oct 2024

to

30 Sep 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

3/912 GLENFERRIE ROAD KEW VIC 3101	\$1,350,000	11-Oct-25
3/16 ARGYLE ROAD KEW VIC 3101	\$1,260,000	04-Oct-25
2/160 PEEL STREET KEW VIC 3101	\$1,300,000	30-Aug-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: 31 October 2025



3/912 GLENFERRIE ROAD KEW VIC 3101 Sold Price ^{RS} **\$1,350,000** Sold Date **11-Oct-25**
 Distance **1.16km**
 3 2 1



3/16 ARGYLE ROAD KEW VIC 3101 Sold Price ^{RS} **\$1,260,000** Sold Date **04-Oct-25**
 Distance **1.85km**
 3 2 2



2/160 PEEL STREET KEW VIC 3101 Sold Price ^{RS} **\$1,300,000** ^{UN} Sold Date **30-Aug-25**
 Distance **0.66km**
 3 - 2

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

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