

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

4/48 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,000

Property type

Unit

Suburb

Kew

Period-from

01 Jul 2024

to

30 Jun 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

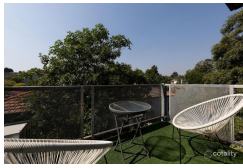
12/48 PRINCESS STREET KEW VIC 3101	\$572,000	25-Apr-25
2/54 PRINCESS STREET KEW VIC 3101	\$566,000	19-Feb-25
12/27-29 BROUGHAM STREET KEW VIC 3101	\$572,500	05-Jul-25

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: 14 July 2025

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12/48 PRINCESS STREET KEW VIC 3101

Sold Price

\$572,000

Sold Date

25-Apr-25

2

1

1

Distance

0km



2/54 PRINCESS STREET KEW VIC 3101

Sold Price

\$566,000

Sold Date

19-Feb-25

2

1

1

Distance

0.05km



12/27-29 BROUGHAM STREET KEW VIC 3101

Sold Price

^{RS} **\$572,500**

Sold Date

05-Jul-25

2

1

1

Distance

0.06km



105/48 PAKINGTON STREET KEW VIC 3101

Sold Price

\$620,000

Sold Date

20-Feb-25

2

1

1

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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