

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

5/61 Princess Street, Kew Vic 3101

Indicative selling price

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

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$1,269,000

Property Type Townhouse

Suburb Kew

Period - From 06/05/2025

to

05/05/2026

Source Property Data

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	247 Wiltshire Dr KEW 3101	\$1,040,000	12/03/2026
2	173 Wiltshire Dr KEW 3101	\$965,127	23/01/2026
3			

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:

06/05/2026 13:34



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median Townhouse Price
06/05/2025 - 05/05/2026: \$1,269,000

Comparable Properties



247 Wiltshire Dr KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,040,000
Method: Expression of Interest
Date: 12/03/2026
Property Type: Townhouse (Res)



173 Wiltshire Dr KEW 3101 (REI/VG)

Agent Comments

3 2 1

Price: \$965,127
Method: Private Sale
Date: 23/01/2026
Property Type: Townhouse (Res)

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.