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	3/61 Princess Street, Kew Vic 3101

Indicative selling price

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

Single price $1,069,000

Median sale price

Median price $1,264,000 Property Type Townhouse Suburb Kew

Period - From 12/02/2025 to 11/02/2026 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	3/31 Walpole St KEW 3101	$1,066,000	15/11/2025
2	2/13 Gladstone St KEW 3101	$1,031,000	06/09/2025
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: 12/02/2026 20:13

3/61 Princess Street, Kew Vic 3101

JellisCraig

Lloyd Lawton
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3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,069,000
Median Townhouse Price
12/02/2025 - 11/02/2026: $1,264,000

Comparable Properties



3/31 Walpole St KEW 3101 (REI/VG)

3 2 1

Price: $1,066,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Townhouse (Res)

Agent Comments



2/13 Gladstone St KEW 3101 (REI/VG)

3 1 1

Price: $1,031,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments

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.

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