

# 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

12/60 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)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$922,500 Property Type Unit Suburb Kew

Period - From 01/01/2026 to 31/03/2026 Source REIV

### 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	4/146 Eglinton St KEW 3101	\$595,000	28/03/2026
2	1/27-29 Brougham St KEW 3101	\$573,600	12/03/2026
3	5/170 Princess St KEW 3101	\$605,000	03/02/2026

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:

23/04/2026 14:43



 2    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

March quarter 2026: \$922,500

## Comparable Properties



4/146 Eglinton St KEW 3101 (REI)

Agent Comments

 2    1    2

**Price:** \$595,000

**Method:** Auction Sale

**Date:** 28/03/2026

**Property Type:** Apartment



1/27-29 Brougham St KEW 3101 (REI)

Agent Comments

 2    1    1

**Price:** \$573,600

**Method:** Sold Before Auction

**Date:** 12/03/2026

**Property Type:** Apartment



5/170 Princess St KEW 3101 (REI/VG)

Agent Comments

 2    2    1

**Price:** \$605,000

**Method:** Private Sale

**Date:** 03/02/2026

**Property Type:** Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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