

# 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

6/61 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 \$975,000 & \$1,025,000

### Median sale price

Median price \$1,260,000 Property Type Townhouse Suburb Kew

Period - From 03/03/2025 to 02/03/2026 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	1/60 Peel St KEW 3101	\$1,134,000	08/11/2025
2	3/31 Walpole St KEW 3101	\$1,066,000	15/11/2025
3	3/61 Princess St KEW 3101	\$1,060,000	18/02/2026

**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: 03/03/2026 14:53

Mackenzie Field  
9810 5000  
0487 336 490  
MackenzieField@jellisrcraig.com.au

**Indicative Selling Price**  
\$975,000 - \$1,025,000  
**Median Townhouse Price**  
03/03/2025 - 02/03/2026: \$1,260,000



**Property Type:** Strata Unit/Flat

**Agent Comments**

## Comparable Properties



**1/60 Peel St KEW 3101 (REI/VG)**

**Agent Comments**



**Price:** \$1,134,000  
**Method:** Auction Sale  
**Date:** 08/11/2025  
**Property Type:** House (Res)



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

**Agent Comments**



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



**3/61 Princess St KEW 3101 (REI)**

**Agent Comments**



**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 18/02/2026  
**Property Type:** Townhouse (Single)

**Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511**



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