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	2/168 Princess Street, Kew Vic 3101

Indicative selling price

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

Single price $520,000

Median sale price

Median price $841,000 Property Type Unit Suburb Kew

Period - From 01/07/2025 to 30/06/2026 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	2/39 Derby St KEW 3101	$500,000	04/05/2026
2	4/20 Spruzen Av KEW EAST 3102	$525,000	14/03/2026
3	1/170 Princess St KEW 3101	$482,000	27/02/2026

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: 27/07/2026 09:38

2/168 Princess Street, Kew Vic 3101

Nelson Alexander



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000
Median Unit Price
Year ending June 2026: $841,000

Comparable Properties



2/39 Derby St KEW 3101 (REI)

2 1 -

Price: $500,000
Method: Private Sale
Date: 04/05/2026
Property Type: Apartment

Agent Comments



4/20 Spruzen Av KEW EAST 3102 (REI)

2 1 1

Price: $525,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Apartment

Agent Comments



1/170 Princess St KEW 3101 (REI/VG)

2 2 1

Price: $482,000
Method: Private Sale
Date: 27/02/2026
Property Type: Apartment

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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