

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

2/62 Princess Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

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

Period - From 19/01/2025 to 18/01/2026 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	6/278 Cotham Rd KEW 3101	\$1,352,500	16/10/2025
2	3/16 Argyle Rd KEW 3101	\$1,260,000	02/10/2025
3	2/160 Peel St KEW 3101	\$1,300,000	30/08/2025

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:

19/01/2026 14:26



3 1 1

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

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
19/01/2025 - 18/01/2026: \$1,260,000

Comparable Properties



6/278 Cotham Rd KEW 3101 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$1,352,500
Method: Sold Before Auction
Date: 16/10/2025
Property Type: Townhouse (Res)



3/16 Argyle Rd KEW 3101 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,260,000
Method: Private Sale
Date: 02/10/2025
Property Type: Townhouse (Res)



2/160 Peel St KEW 3101 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,300,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)

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



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