

# 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

101/136 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)

Single price \$485,000

### Median sale price

Median price \$695,000

Property Type Unit

Suburb Kew

Period - From 04/02/2025

to 03/02/2026

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 | 102/21 Rex Av ALPHINGTON 3078  | \$479,000 | 20/11/2025   |
| 2 | 202/1 Derby St KEW 3101        | \$478,000 | 13/11/2025   |
| 3 | 8/39a Park Cr FAIRFIELD 3078   | \$470,000 | 31/10/2025   |

**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:

04/02/2026 09:22



1   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$485,000  
**Median Unit Price**  
04/02/2025 - 03/02/2026: \$695,000

## Comparable Properties



**102/21 Rex Av ALPHINGTON 3078 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$479,000  
**Method:** Private Sale  
**Date:** 20/11/2025  
**Property Type:** Apartment



**202/1 Derby St KEW 3101 (REI)**

[Agent Comments](#)

1   1   1

**Price:** \$478,000  
**Method:** Private Sale  
**Date:** 13/11/2025  
**Property Type:** Apartment



**8/39a Park Cr FAIRFIELD 3078 (VG)**

[Agent Comments](#)

1   -   -

**Price:** \$470,000  
**Method:** Sale  
**Date:** 31/10/2025  
**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit

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



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