

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

51 Princess Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,800,000 & \$2,980,000

Median sale price

Median price \$2,875,000 Property Type House Suburb Kew

Period - From 01/04/2023 to 31/03/2024 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	22 Holroyd St KEW 3101	\$3,000,000	13/05/2024
2	159 Wellington St KEW 3101	\$2,890,000	11/05/2024
3	99 Princess St KEW 3101	\$2,880,000	24/03/2024

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:

24/05/2024 16:04

51 Princess Street, Kew Vic 3101



 4  4  2

Rooms: 8
Property Type: House (Res)
Land Size: 743 sqm approx
Agent Comments

Indicative Selling Price
\$2,800,000 - \$2,980,000
Median House Price
Year ending March 2024: \$2,875,000

Comparable Properties



22 Holroyd St KEW 3101 (REI)

Agent Comments

 5  3  2

Price: \$3,000,000
Method: Private Sale
Date: 13/05/2024
Property Type: House



159 Wellington St KEW 3101 (REI)

Agent Comments

 4  3  2

Price: \$2,890,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 479 sqm approx



99 Princess St KEW 3101 (REI/VG)

Agent Comments

 5  2  2

Price: \$2,880,000
Method: Private Sale
Date: 24/03/2024
Property Type: House (Res)
Land Size: 544 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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