

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

5/170 Princess Street, Kew Vic 3101

Indicative selling price

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

Range between \$545,000 & \$595,000

Median sale price

Median price \$700,100 Property Type Unit Suburb Kew

Period - From 15/01/2025 to 14/01/2026 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	7/105 Walpole St KEW 3101	\$575,000	22/12/2025
2	5/94 Princess St KEW 3101	\$635,000	26/11/2025
3	4/48 Princess St KEW 3101	\$600,000	05/09/2025

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:

15/01/2026 12:31

5/170 Princess Street, Kew Vic 3101



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$545,000 - \$595,000

Median Unit Price

15/01/2025 - 14/01/2026: \$700,100

Comparable Properties



7/105 Walpole St KEW 3101 (REI)

Agent Comments

 2  1  1

Price: \$575,000

Method: Private Sale

Date: 22/12/2025

Property Type: Apartment



5/94 Princess St KEW 3101 (REI/VG)

Agent Comments

 2  1  1

Price: \$635,000

Method: Sold Before Auction

Date: 26/11/2025

Property Type: Apartment



4/48 Princess St KEW 3101 (REI/VG)

Agent Comments

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 05/09/2025

Property Type: Apartment

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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