

# 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

10/48 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)

Range between \$540,000 & \$590,000

### Median sale price

Median price \$849,500 Property Type Unit Suburb Kew

Period - From 01/10/2025 to 31/12/2025 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 | 4/20 Rossfield Av KEW 3101     | \$570,000 | 22/11/2025   |
| 2 | 7/912 Glenferrie Rd KEW 3101   | \$572,500 | 03/10/2025   |
| 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:

18/02/2026 15:36



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**Rooms:** 3  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$540,000 - \$590,000  
**Median Unit Price**  
 December quarter 2025: \$849,500

## Comparable Properties

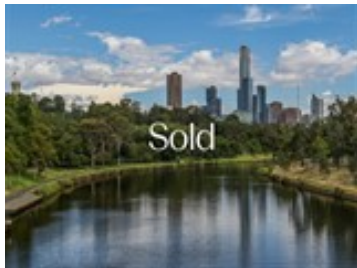


4/20 Rossfield Av KEW 3101 (VG)

Agent Comments

2   -   -

**Price:** \$570,000  
**Method:** Sale  
**Date:** 22/11/2025  
**Property Type:** Strata Unit/Flat



7/912 Glenferrie Rd KEW 3101 (REI)

Agent Comments

2   1   1

**Price:** \$572,500  
**Method:** Private Sale  
**Date:** 03/10/2025  
**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 - Marshall White | P: 03 9822 9999