

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

3/175 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

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

Period - From 03/03/2025 to 02/03/2026 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.

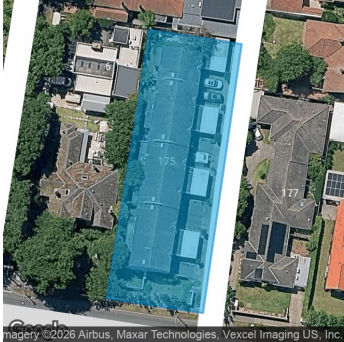
	Address of comparable property	Price	Date of sale
1	4/204 Brougham St KEW 3101	\$924,000	28/02/2026
2	2/24 Woodlands Av KEW EAST 3102	\$915,000	15/12/2025
3	3/31 Walpole St KEW 3101	\$1,066,000	15/11/2025

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:

03/03/2026 18:19



Rooms: 4

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/204 Brougham St KEW 3101 (REI)

Agent Comments



Price: \$924,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)



2/24 Woodlands Av KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$915,000

Method: Private Sale

Date: 15/12/2025

Property Type: Townhouse (Res)



3/31 Walpole St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,066,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Townhouse (Res)