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	G03/369 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between $1,650,000 & $1,800,000

Median sale price

Median price $800,000 Property Type Unit Suburb Kew

Period - From 23/06/2024 to 22/06/2025 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	6/1 Marshall Av KEW 3101	$1,840,000	01/04/2025
2	2/10 Loxton St KEW 3101	$1,725,000	24/05/2025
3	3/25 Malmsbury St HAWTHORN 3122	$1,675,000	31/01/2025

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: 23/06/2025 16:12

G03/369 Cotham Road, Kew Vic 3101

Toby Parker
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3 2 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,650,000 - $1,800,000
Median Unit Price
23/06/2024 - 22/06/2025: $800,000

Comparable Properties



6/1 Marshall Av KEW 3101 (REI)

3 2 2

Price: $1,840,000
Method: Private Sale
Date: 01/04/2025
Property Type: Townhouse (Single)

Agent Comments



2/10 Loxton St KEW 3101 (REI)

3 2 2

Price: $1,725,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)

Agent Comments



3/25 Malmsbury St HAWTHORN 3122 (VG)

4 - -

Price: $1,675,000
Method: Sale
Date: 31/01/2025
Property Type: House - Attached House N.E.C.
Land Size: 2612 sqm approx

Agent Comments

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