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	106/18 Cadow Street, Kew East Vic 3102

Indicative selling price

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

Range between $550,000 & $590,000

Median sale price

Median price $890,000 Property Type Unit Suburb Kew East

Period - From 12/12/2024 to 11/12/2025 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	7/1116 Burke Rd BALWYN NORTH 3104	$560,000	31/10/2025
2	G8/59 Earl St KEW 3101	$590,000	05/09/2025
3	203/59 Earl St KEW 3101	$530,000	23/08/2025

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: 12/12/2025 10:23

106/18 Cadow Street, Kew East Vic 3102

George Mitry
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$550,000 - $590,000
Median Unit Price
12/12/2024 - 11/12/2025: $890,000

Comparable Properties



7/1116 Burke Rd BALWYN NORTH 3104 (REI)

2 2 1

Price: $560,000
Method: Private Sale
Date: 31/10/2025
Property Type: Apartment

Agent Comments

G8/59 Earl St KEW 3101 (VG)

2 - -

Price: $590,000
Method: Sale
Date: 05/09/2025
Property Type: Strata Unit/Flat

Agent Comments



203/59 Earl St KEW 3101 (REI/VG)

2 2 1

Price: $530,000
Method: Private Sale
Date: 23/08/2025
Property Type: Apartment

Agent Comments

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