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	181 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between $2,600,000 & $2,860,000

Median sale price

Median price $2,780,000 Property Type House Suburb Kew

Period - From 01/07/2024 to 30/06/2025 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 Boorool Rd KEW EAST 3102	$2,810,000	30/08/2025
2	32 Studley Av KEW 3101	$3,000,000	23/08/2025
3	104 Harp Rd KEW 3101	$2,821,000	21/05/2025

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: 02/09/2025 14:04

181 Cotham Road, Kew Vic 3101

JellisCraig

Nick O'Halloran
9831 2819
0430 345 086
nickohalloran@jelliscraig.com.au



4 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 687 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,860,000
Median House Price
Year ending June 2025: $2,780,000

Comparable Properties



4 Boorool Rd KEW EAST 3102 (REI)

3 2 2

Price: $2,810,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments



32 Studley Av KEW 3101 (REI)

4 2 2

Price: $3,000,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 592 sqm approx

Agent Comments



104 Harp Rd KEW 3101 (REI)

4 2 2

Price: $2,821,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House (Res)
Land Size: 675 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966

REIV THE DIFFERENCE

propertydata .com.au

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