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	2/174 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $691,900 Property Type Unit Suburb Kew

Period - From 01/07/2025 to 30/09/2025 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	2/179 Brougham St KEW 3101	$700,000	21/10/2025
2	15/23 Derby St KEW 3101	$687,000	15/10/2025
3	G02/307 Barkers Rd KEW 3101	$695,000	11/09/2025

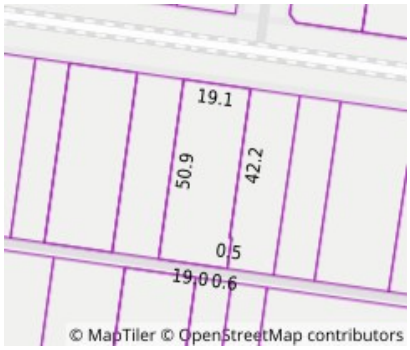
OR

~~**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: 28/10/2025 14:48

2/174 Cotham Road, Kew Vic 3101

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
September quarter 2025: $691,900

Comparable Properties



2/179 Brougham St KEW 3101 (REI)

2 | 1 | 1

Price: $700,000
Method: Private Sale
Date: 21/10/2025
Property Type: Unit

Agent Comments



15/23 Derby St KEW 3101 (REI)

2 | 1 | 1

Price: $687,000
Method: Private Sale
Date: 15/10/2025
Property Type: Apartment

Agent Comments



G02/307 Barkers Rd KEW 3101 (REI)

2 | 2 | 1

Price: $695,000
Method: Private Sale
Date: 11/09/2025
Property Type: Apartment

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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