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	36 Cobden Street, Kew Vic 3101

Indicative selling price

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

Range between $1,850,000 & $2,000,000

Median sale price

Median price $2,672,500 Property Type House 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	58 Derby St KEW 3101	$2,070,000	10/06/2025
2	2 Doona Av KEW 3101	$1,955,000	21/06/2025
3	10 May St KEW 3101	$1,930,000	28/06/2025

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: 10/10/2025 11:26

36 Cobden Street, Kew Vic 3101

JellisCraig

Campbell Ward
03 9810 5070
0402 124 939
campbellward@jelliscraig.com.au



4 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,850,000 - $2,000,000
Median House Price
September quarter 2025: $2,672,500

Comparable Properties



58 Derby St KEW 3101 (REI/VG)

3 2 -

Price: $2,070,000
Method: Sold Before Auction
Date: 10/06/2025
Property Type: House (Res)
Land Size: 242 sqm approx

Agent Comments



2 Doona Av KEW 3101 (REI/VG)

2 1 -

Price: $1,955,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 186 sqm approx

Agent Comments



10 May St KEW 3101 (REI/VG)

3 1 2

Price: $1,930,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 296 sqm approx

Agent Comments

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