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	5/8 Cobden Street, Kew Vic 3101

Indicative selling price

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

Range between $1,420,000 & $1,560,000

Median sale price

Median price $2,510,000 Property Type House Suburb Kew

Period - From 01/10/2025 to 31/12/2025 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	19 James Av KEW 3101	$1,410,000	18/10/2025
2	1/13 Ermington Pl KEW 3101	$1,595,000	13/10/2025
3	2/27 Woodlands Av KEW EAST 3102	$1,548,888	20/09/2025

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: 27/01/2026 12:56

5/8 Cobden Street, Kew Vic 3101

Nelson Alexander



3 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,420,000 - $1,560,000
Median House Price
December quarter 2025: $2,510,000

Comparable Properties



19 James Av KEW 3101 (REI/VG)

3 2 1

Price: $1,410,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 152 sqm approx

Agent Comments



1/13 Ermington Pl KEW 3101 (REI/VG)

4 3 2

Price: $1,595,000
Method: Private Sale
Date: 13/10/2025
Property Type: House

Agent Comments



2/27 Woodlands Av KEW EAST 3102 (REI/VG)

3 3 2

Price: $1,548,888
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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