

# 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 172 Cotham Road, Kew VIC 310

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,900,000 & \$4,200,000

### Median sale price

Median price \$2,800,000 Property type House Suburb Kew

Period - From 01/10/2024 to 31/12/2024 Source REIV

### Comparable property sales

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
25 Lyndhurst Crescent, Hawthorn	\$4,325,000	01/12/2024
4 Rossfield Avenue, Kew	\$4,200,000	20/11/2024
33 Urquhart Street, Hawthorn	\$4,120,000	30/10/2024

This Statement of Information was prepared on: 25 January 2025