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 101/140 Cotham Road, Kew, Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting					
range between	\$360,000	&	\$380,000		

Median sale price

Median price		\$891,750	Property type	Unit	Suburb	Kew
Period - From	01/06/2025	to	31/08/2025	Source Prop	Track	

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
303/862 Glenferrie Road, Hawthorn, VIC 3122	\$380,000	03/09/2025
203/862 Glenferrie Road, Hawthorn, VIC 3122	\$360,000	18/07/2025
2/162 Barkers Road, Hawthorn, VIC 3122	\$374,000	07/08/2025

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	30/09/2025
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