

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

6/232 Cotham Road, Kew Vic 3101

Indicative selling price

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

Single price

\$1,400,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Kew

Period - From

01/01/2025

to

31/03/2025

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	3/8 Duke St KEW 3101	\$1,371,000	21/06/2025
2	25 Childers St KEW 3101	\$1,410,000	01/03/2025
3			

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$1,400,000
Median Unit Price
March quarter 2025: \$715,000

Comparable Properties



3/8 Duke St KEW 3101 (REI)
3 2 2

Agent Comments

Price: \$1,371,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Townhouse (Res)



25 Childers St KEW 3101 (REI/VG)
3 2 1

Agent Comments

Price: \$1,410,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 174 sqm approx

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.

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