

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

2/63 Cobden Street, Kew Vic 3101

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$790,000

Property Type Unit

Suburb Kew

Period - From 15/07/2024

to 14/07/2025

Source Property Data

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	12/27 Brougham St KEW 3101	\$572,500	05/07/2025
2	3/25-27 Gladstone St KEW 3101	\$556,000	18/06/2025
3	15/11 Oshaughnessy St KEW 3101	\$547,000	01/05/2025

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:

15/07/2025 11:40



2 1 1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
15/07/2024 - 14/07/2025: \$790,000

Comparable Properties



12/27 Brougham St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$572,500
Method: Auction Sale
Date: 05/07/2025
Property Type: Apartment



3/25-27 Gladstone St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$556,000
Method: Sold Before Auction
Date: 18/06/2025
Property Type: Apartment



15/11 Oshaughnessy St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$547,000
Method: Auction Sale
Date: 01/05/2025
Property Type: Apartment

Account - Marshall White | P: 03 9822 9999