

Statement of Information

Single residential property located outside 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

Single price

\$393,000

Median sale price

Median price

\$932,000

Property type

Unit

Suburb

Kew

Period - From

01/05/2025

to

31/07/2025

Source

 PropTrack

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
18/23 Hawthorn Grove, Hawthorn, VIC 3122	\$399,000	01/05/2025
2/40 Liddiard Street, Hawthorn, VIC 3122	\$387,000	22/03/2025
317/311 Burwood Road, Hawthorn, VIC 3122	\$377,500	25/06/2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on: 01/08/2025