

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

1/51 Cobden Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,720,000

&

\$1,800,000

Median sale price

Median price \$2,676,500

Property Type House

Suburb Kew

Period - From 27/08/2024

to

26/08/2025

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	2/15 Wellington St KEW 3101	\$1,781,000	05/07/2025
2	6/1 Marshall Av KEW 3101	\$1,840,000	01/04/2025
3	6/41 Parkhill Rd KEW 3101	\$1,707,000	01/03/2025

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:

27/08/2025 10:11



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,720,000 - \$1,800,000
Median House Price
27/08/2024 - 26/08/2025: \$2,676,500

Comparable Properties



2/15 Wellington St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,781,000
Method: Auction Sale
Date: 05/07/2025
Property Type: Townhouse (Res)
Land Size: 228 sqm approx



6/1 Marshall Av KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,840,000
Method: Private Sale
Date: 01/04/2025
Property Type: Townhouse (Single)



6/41 Parkhill Rd KEW 3101 (VG)

Agent Comments

4 - -

Price: \$1,707,000
Method: Sale
Date: 01/03/2025
Property Type: Flat/Unit/Apartment (Res)
Land Size: 334 sqm approx