

1/190 Cotham Road, Kew Vic 3101



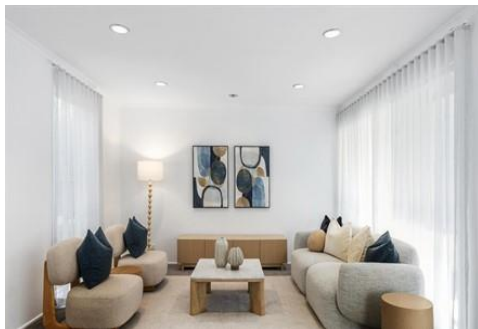
2 Bed 2 Bath 1 Car
Rooms: 5
Property Type: Townhouse (Res)
Indicative Selling Price
 \$975,000 - \$1,050,500
Median House Price
 08/05/2025 – 07/05/2026:
 \$1,269,000

Comparable Properties



2/82 Adeney Avenue, Kew 3101 (REI)

2 Bed 1 Bath 2 Car
Price: \$965,00
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)
Agent Comments: Comparable style and age Similar land size Only 1 bathroom Inferior property



2/24 Disraeli Street, Kew 3101 (REI/VG)

2 Bed 1 Bath 2 Car
Price: \$1,025,000
Method: Sold Before Auction
Date: 04/03/2026
Property Type: Townhouse (Res)
Agent Comments: Smaller property 1 bathroom Smaller land size and internals Comparable property



7/910 Glenferrie Road, Kew 3101 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$1,021,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Villa
Agent Comments: Similar land size Dated property Villa unit Only 1 bathroom Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1/190 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between \$975,000 & \$1,050,000

Median sale price

Median price \$1,269,000 Townhouse x Suburb Kew

Period - From 08/05/2025 to 07/05/2026 Source REIV

Comparable property sales

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
2/82 Adeney Avenue, KEW 3101	\$965,000	21/03/2026
2/24 Disraeli Street, KEW 3101	\$1,025,000	04/03/2026
7/910 Glenferrie Road, KEW 3101	\$1,021,000	21/02/2026

This Statement of Information was prepared on:

08/05/2026 10:57