

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

139 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between \$3,300,000

&

\$3,630,000

Median sale price

Median price \$2,580,000

Property Type House

Suburb Kew

Period - From 01/04/2026

to

30/06/2026

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	23 Tara Av KEW 3101	\$3,600,000	20/07/2026
2	102 Walpole St KEW 3101	\$3,340,000	20/06/2026
3	101 Power St HAWTHORN 3122	\$3,760,000	09/05/2026

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:

30/07/2026 10:19



 4  3  2

Property Type: House
Land Size: 1231 sqm approx
Agent Comments

Indicative Selling Price
\$3,300,000 - \$3,630,000
Median House Price
June quarter 2026: \$2,580,000

Comparable Properties



23 Tara Av KEW 3101 (REI)

Agent Comments

 4  2  2

Price: \$3,600,000
Method: Private Sale
Date: 20/07/2026
Property Type: House
Land Size: 919 sqm approx



102 Walpole St KEW 3101 (REI)

Agent Comments

 5  4  2

Price: \$3,340,000
Method: Private Sale
Date: 20/06/2026
Property Type: House (Res)



101 Power St HAWTHORN 3122 (REI)

Agent Comments

 4  3  1

Price: \$3,760,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999