

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

3/175 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$1,208,500

Property Type Townhouse

Suburb Kew

Period - From 13/07/2025

to

12/07/2026

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	5/2 Wimba Av KEW 3101	\$947,000	19/06/2026
2	1/190 Cotham Rd KEW 3101	\$975,000	19/06/2026
3	2/143-145 Peel St KEW 3101	\$1,010,000	11/05/2026

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:

13/07/2026 11:26

3/175 Cotham Road, Kew Vic 3101

JellisCraig



3 2 2

Property Type: Townhouse

Lloyd Lawton

03 9810 5054

0403229433

lloydlawton@jellisrcraig.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

13/07/2025 - 12/07/2026: \$1,208,500

Comparable Properties



5/2 Wimba Av KEW 3101 (REI)

3 2 2

Agent Comments

Price: \$947,000

Method: Private Sale

Date: 19/06/2026

Property Type: Townhouse (Res)



1/190 Cotham Rd KEW 3101 (REI)

2 2 1

Agent Comments

Price: \$975,000

Method: Sold Before Auction

Date: 19/06/2026

Property Type: Townhouse (Res)



2/143-145 Peel St KEW 3101 (REI)

3 1 2

Agent Comments

Price: \$1,010,000

Method: Private Sale

Date: 11/05/2026

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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