

# 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

G01/369 Cotham Road, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$849,500 Property Type Unit Suburb Kew

Period - From 01/10/2025 to 31/12/2025 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	208/55 Camberwell Rd HAWTHORN EAST 3123	\$1,180,000	14/02/2026
2	303/828 Burke Rd CAMBERWELL 3124	\$960,000	12/11/2025
3	8/30 Barnsbury Rd DEEPDENE 3103	\$1,100,000	21/10/2025

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:

07/03/2026 09:45

G01/369 Cotham Road, Kew Vic 3101

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



 2  2  2

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
December quarter 2025: \$849,500

## Comparable Properties



**208/55 Camberwell Rd HAWTHORN EAST 3123 (REI)**

[Agent Comments](#)

 2  2  2

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 14/02/2026  
**Property Type:** Apartment



**303/828 Burke Rd CAMBERWELL 3124 (REI/VG)**

[Agent Comments](#)

 2  2  1

**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 12/11/2025  
**Property Type:** Apartment



**8/30 Barnsbury Rd DEEPDENE 3103 (REI/VG)**

[Agent Comments](#)

 2  2  2

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** Unit

Account - Heavyside



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