

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

201/365 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between \$3,995,000

&

\$4,375,000

Median sale price

Median price \$2,697,500

Property Type House

Suburb Kew

Period - From 01/01/2025

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	106/166 Victoria Rd CAMBERWELL 3124	\$3,850,000	15/10/2025
2			
3			

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:

11/03/2026 12:38



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$3,995,000 - \$4,375,000

Median House Price

Year ending December 2025: \$2,697,500

Comparable Properties

106/166 Victoria Rd CAMBERWELL 3124 (VG)

Agent Comments

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Price: \$3,850,000

Method: Sale

Date: 15/10/2025

Property Type: Strata Unit/Flat

There have been no other directly comparable sales within a 2 kilometre radius of the subject property in the past six months that involve newly constructed apartments of a similar standard, scale and specification. As the subject property forms part of a new development and offers a level of design, finishes and amenity not recently transacted within the immediate area, there is limited recent market evidence for an identical or closely comparable product. For this reason, the estimated selling price has even formed by considering a broader range of market indicators, including sal