

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

9 Cobden Street, Kew Vic 3101

Indicative selling price

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

Single price \$1,795,000

Median sale price

Median price \$2,700,500

Property Type House

Suburb Kew

Period - From 21/02/2025

to 20/02/2026

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	84 Liddiard St HAWTHORN 3122	\$1,860,000	17/12/2025
2	6 Kent St KEW 3101	\$1,930,000	19/11/2025
3	96 Disraeli St KEW 3101	\$1,800,000	07/10/2025

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:

21/02/2026 13:17



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,795,000

Median House Price

21/02/2025 - 20/02/2026: \$2,700,500

Comparable Properties



84 Liddiard St HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 1

Price: \$1,860,000

Method: Expression of Interest

Date: 17/12/2025

Property Type: House (Res)

Land Size: 356 sqm approx



6 Kent St KEW 3101 (REI/VG)

Agent Comments

4 2 1

Price: \$1,930,000

Method: Private Sale

Date: 19/11/2025

Property Type: House (Res)

Land Size: 431 sqm approx



96 Disraeli St KEW 3101 (REI/VG)

Agent Comments

2 1 2

Price: \$1,800,000

Method: Sold Before Auction

Date: 07/10/2025

Property Type: House (Res)

Land Size: 352 sqm approx

Account - Marshall White | P: 03 9822 9999