

# 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

4/320 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)

Single price \$839,000

### Median sale price

Median price \$770,000

Property Type Unit

Suburb Kew

Period - From 01/10/2024

to 30/09/2025

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	2/194 Cotham Rd KEW 3101	\$835,000	15/11/2025
2	3/3 Clovelly Ct HAWTHORN 3122	\$785,000	06/10/2025
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:

21/11/2025 16:10



 2    1    1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$839,000

**Median Unit Price**

Year ending September 2025: \$770,000

## Comparable Properties



**2/194 Cotham Rd KEW 3101 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$835,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** Apartment



**3/3 Clovelly Ct HAWTHORN 3122 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$785,000

**Method:** Sold Before Auction

**Date:** 06/10/2025

**Property Type:** Apartment

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.

**Account - Jellis Craig | P: 98305966**



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