

# 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

58 Cobden Street, 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price \$2,295,000 Property Type House Suburb Kew

Period - From 01/01/2026 to 31/03/2026 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	26 Byron St KEW 3101	\$2,300,000	04/12/2025
2	56 Mary St KEW 3101	\$2,270,000	27/11/2025
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: 18/05/2026 14:18

58 Cobden Street, Kew Vic 3101

Tim Heavyside  
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0403020404  
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 3  

**Property Type:** House (Res)  
**Land Size:** 397.146 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
March quarter 2026: \$2,295,000

## Comparable Properties

26 Byron St KEW 3101 (REI)

Agent Comments

 4  -  -

**Price:** \$2,300,000  
**Method:**  
**Date:** 04/12/2025  
**Property Type:** House

56 Mary St KEW 3101 (REI)

Agent Comments

 4  2  1

**Price:** \$2,270,000  
**Method:**  
**Date:** 27/11/2025  
**Property Type:** House

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 - Heavyside



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