

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

21 Coleman Avenue, Kew East Vic 3102

Indicative selling price

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

Range between

\$2,100,000

&

\$2,300,000

Median sale price

Median price

\$2,200,000

Property Type

House

Suburb

Kew East

Period - From

11/11/2024

to

10/11/2025

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	16 Tennyson St KEW 3101	\$2,300,000	22/10/2025
2	2/24 Cecil St KEW 3101	\$2,168,888	23/09/2025
3	10 Beresford St KEW EAST 3102	\$2,200,000	12/06/2025

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:

11/11/2025 11:06



4 3 2

Property Type: House
Land Size: 352 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
11/11/2024 - 10/11/2025: \$2,200,000

Comparable Properties



16 Tennyson St KEW 3101 (REI)

Agent Comments

4 3 -

Price: \$2,300,000
Method: Auction Sale
Date: 22/10/2025
Property Type: House (Res)
Land Size: 353 sqm approx



2/24 Cecil St KEW 3101 (REI/VG)

Agent Comments

4 4 2

Price: \$2,168,888
Method: Private Sale
Date: 23/09/2025
Property Type: Townhouse (Res)



10 Beresford St KEW EAST 3102 (REI/VG)

Agent Comments

4 2 2

Price: \$2,200,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 314 sqm approx

Account - Marshall White | P: 03 9822 9999



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