

# 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

12 Cole Avenue, Kew East Vic 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,250,000

&

\$2,450,000

### Median sale price

Median price \$2,220,000

Property Type House

Suburb Kew East

Period - From 01/04/2025

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 | 16 Victor Av KEW 3101          | \$2,250,000 | 19/03/2026   |
| 2 | 74 Tennyson St KEW 3101        | \$2,400,000 | 21/02/2026   |
| 3 | 11 Baker Av KEW EAST 3102      | \$2,390,000 | 06/12/2025   |

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:

12/05/2026 08:57



 3   
  2   
  2

**Rooms:** 6

**Property Type:** House

**Land Size:** 650 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,250,000 - \$2,450,000

**Median House Price**

Year ending March 2026: \$2,220,000

## Comparable Properties



**16 Victor Av KEW 3101 (REI/VG)**

Agent Comments

 4   
  2   
  2

**Price:** \$2,250,000

**Method:** Private Sale

**Date:** 19/03/2026

**Property Type:** House (Res)

**Land Size:** 656 sqm approx



**74 Tennyson St KEW 3101 (REI)**

Agent Comments

 4   
  2   
  5

**Price:** \$2,400,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**11 Baker Av KEW EAST 3102 (REI/VG)**

Agent Comments

 4   
  3   
  2

**Price:** \$2,390,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

Account - Marshall White | P: 03 9822 9999