

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

15 Coleman Avenue, Kew East Vic 3102

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,210,000 Property Type House Suburb Kew East

Period - From 01/07/2025 to 30/06/2026 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	48 Boorool Rd KEW EAST 3102	\$2,055,000	16/06/2026
2	38 First Av KEW 3101	\$2,180,000	30/05/2026
3	40 Park Cr KEW 3101	\$2,200,000	10/04/2026

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:

14/09/2026 15:47

15 Coleman Avenue, Kew East Vic 3102

JellisCraig

Toby Parker
0413581104
tobyparker@jellisraig.com.au



4 3 4

Rooms: 8
Property Type: House
Land Size: 707 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending June 2026: \$2,210,000

Comparable Properties



48 Boorool Rd KEW EAST 3102 (REI)

Agent Comments

4 2 3

Price: \$2,055,000
Method: Private Sale
Date: 16/06/2026
Property Type: House (Res)
Land Size: 726 sqm approx



38 First Av KEW 3101 (REI)

Agent Comments

4 2 4

Price: \$2,180,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 646 sqm approx



40 Park Cr KEW 3101 (REI)

Agent Comments

4 3 3

Price: \$2,200,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)
Land Size: 731 sqm approx

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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