

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 Boorool Road, Kew East Vic 3102

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,135,000 Property Type House Suburb Kew East

Period - From 01/04/2025 to 30/06/2025 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	23 Woolcock Av KEW EAST 3102	\$2,368,000	18/06/2025
2	71 Hartington St KEW 3101	\$2,325,000	01/03/2025
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: 18/07/2025 13:07



3 2 2

Property Type: House
Land Size: 632 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
June quarter 2025: \$2,135,000

Comparable Properties



23 Woolcock Av KEW EAST 3102 (REI)

3 1 2

Agent Comments
one less bathroom larger land

Price: \$2,368,000
Method: Private Sale
Date: 18/06/2025
Property Type: House
Land Size: 724 sqm approx



71 Hartington St KEW 3101 (REI/VG)

3 2 2

Agent Comments

Price: \$2,325,000
Method: Private Sale
Date: 01/03/2025
Property Type: House
Land Size: 536 sqm approx

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.