Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	4 Boorool Road, Kew East Vic 3102
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$2,135,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale





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)

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)

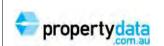
Agent Comments

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.

Account - Jellis Craig | P: 98305966





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