

# 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 Boorool Road, 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 \$4,500,000

&

\$4,900,000

### Median sale price

Median price \$2,200,000

Property Type House

Suburb Kew East

Period - From 01/01/2026

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 | 2 Grandview Tce KEW 3101       | \$4,681,000 | 28/02/2026   |
| 2 | 27 Hood St BALWYN NORTH 3104   | \$4,775,000 | 14/03/2026   |
| 3 | 66 Gordon St BALWYN 3103       | \$5,060,000 | 13/03/2026   |

**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:

19/05/2026 15:56

15 Boorool Road, Kew East Vic 3102

Tim Heavyside  
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tim@heavyside.co



 3  2  0

**Property Type:** House (Res)  
**Land Size:** 643 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,500,000 - \$4,900,000  
**Median House Price**  
March quarter 2026: \$2,200,000

## Comparable Properties



**2 Grandview Tce KEW 3101 (REI/VG)**

**Agent Comments**

 5  5  6

**Price:** \$4,681,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 648 sqm approx



**27 Hood St BALWYN NORTH 3104 (REI)**

**Agent Comments**

 5  5  4

**Price:** \$4,775,000  
**Method:** Expression of Interest  
**Date:** 14/03/2026  
**Property Type:** House (Res)



**66 Gordon St BALWYN 3103 (REI)**

**Agent Comments**

 6  5  4

**Price:** \$5,060,000  
**Method:** Private Sale  
**Date:** 13/03/2026  
**Property Type:** House (Res)  
**Land Size:** 718 sqm approx

**Account - Heavyside**



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