

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

24 Boorool Road, Kew East Vic 3102

Indicative selling price

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

Range between

\$2,600,000

&

\$2,800,000

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	41 Davis St KEW 3101	\$2,600,000	24/06/2026
2	79 Cecil St KEW 3101	\$2,700,000	20/06/2026
3	5 Ramsay Av KEW EAST 3102	\$2,735,000	30/05/2026

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:

27/07/2026 09:37

Richard Winneke

03 9810 5081

0418 136 858

richardwinneke@jellisrcraig.com.au

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

Year ending June 2026: \$2,210,000



5 3 2

Rooms: 8

Property Type: House

Land Size: 638 sqm approx

Agent Comments

Comparable Properties



41 Davis St KEW 3101 (REI)

Agent Comments

4 1 -

Price: \$2,600,000

Method: Private Sale

Date: 24/06/2026

Property Type: House (Res)



79 Cecil St KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$2,700,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House (Res)

Land Size: 649 sqm approx



5 Ramsay Av KEW EAST 3102 (REI/VG)

Agent Comments

4 3 2

Price: \$2,735,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 663 sqm approx

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