

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

48 Boorool Road, Kew East Vic 3102

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,330,000

Property Type House

Suburb Kew East

Period - From 01/10/2025

to

31/12/2025

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	121 Disraeli St KEW 3101	\$2,295,000	28/02/2026
2	74 Tennyson St KEW 3101	\$2,400,000	21/02/2026
3	70 Tennyson St KEW 3101	\$2,190,000	05/02/2026

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:

11/03/2026 14:44



4
 3
 3

Property Type: House
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price
 \$2,100,000 - \$2,300,000
Median House Price
 December quarter 2025: \$2,330,000

Comparable Properties



121 Disraeli St KEW 3101 (REI)

Agent Comments

2
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 3

Price: \$2,295,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 844 sqm approx



74 Tennyson St KEW 3101 (REI)

Agent Comments

4
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Price: \$2,400,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 696 sqm approx



70 Tennyson St KEW 3101 (REI)

Agent Comments

3
 1
 2

Price: \$2,190,000
Method: Private Sale
Date: 05/02/2026
Property Type: House

Account - Jellis Craig | P: 98305966