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	16 Woolcock Avenue, Kew East Vic 3102

Indicative selling price

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

Single price: $2,059,000

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	8 Baker Av KEW EAST 3102	$2,100,000	05/03/2026
2	67 Baker Av KEW EAST 3102	$2,020,000	17/02/2026
3	147 Kilby Rd KEW EAST 3102	$2,000,000	16/01/2026

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: 30/03/2026 16:46

16 Woolcock Avenue, Kew East Vic 3102

JellisCraig

Adele Mirabella
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Property Type:
Agent Comments

Indicative Selling Price
$2,059,000
Median House Price
December quarter 2025: $2,330,000

Comparable Properties



8 Baker Av KEW EAST 3102 (REI)

3 | 1 | 4

Price: $2,100,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: House

Agent Comments



67 Baker Av KEW EAST 3102 (REI/VG)

4 | 2 | 2

Price: $2,020,000
Method: Private Sale
Date: 17/02/2026
Property Type: House
Land Size: 650 sqm approx

Agent Comments



147 Kilby Rd KEW EAST 3102 (VG)

4 | - | -

Price: $2,000,000
Method: Sale
Date: 16/01/2026
Property Type: House (Res)
Land Size: 833 sqm approx

Agent Comments

REIV THE DIFFERENCE

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