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	7 Woolcock Avenue, Kew East Vic 3102

Indicative selling price

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

Single price $1,900,000

Median sale price

Median price $2,055,000 Property Type House Suburb Kew East

Period - From 01/04/2026 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	73 Windella Av KEW EAST 3102	$1,910,000	09/05/2026
2	7 Belford Rd KEW EAST 3102	$1,830,000	09/05/2026
3	16 Woolcock Av KEW EAST 3102	$1,900,000	14/04/2026

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: 11/07/2026 16:32

7 Woolcock Avenue, Kew East Vic 3102

Nelson Alexander



3 1 1

Property Type: House
Land Size: 689 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000
Median House Price
June quarter 2026: $2,055,000

Comparable Properties



73 Windella Av KEW EAST 3102 (REI)

3 1 2

Price: $1,910,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 661 sqm approx

Agent Comments



7 Belford Rd KEW EAST 3102 (REI)

3 2 3

Price: $1,830,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



16 Woolcock Av KEW EAST 3102 (REI)

5 2 3

Price: $1,900,000
Method: Private Sale
Date: 14/04/2026
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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