

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 BRADMAN COURT BORONIA VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Boronia

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

39 WOODVALE ROAD BORONIA VIC 3155	\$1,170,000	26-Nov-24
6 MONT ALBERT ROAD FERNTREE GULLY VIC 3156	\$1,180,000	14-Nov-24
12 ARBOR AVENUE FERNTREE GULLY VIC 3156	\$1,100,000	16-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 05 February 2025



39 WOODVALE ROAD BORONIA VIC 3155

5 3 2

Sold Price **\$1,170,000** Sold Date **26-Nov-24**

Distance **1.33km**



6 MONT ALBERT ROAD FERNTREE GULLY VIC 3156

5 2 3

Sold Price **\$1,180,000** Sold Date **14-Nov-24**

Distance **1.43km**



12 ARBOR AVENUE FERNTREE GULLY VIC 3156

4 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **16-Dec-24**

Distance **1.49km**



71 BURKE ROAD FERNTREE GULLY VIC 3156

4 2 3

Sold Price ^{RS} **\$1,160,000** Sold Date **16-Nov-24**

Distance **1.65km**



24 THE AVENUE FERNTREE GULLY VIC 3156

4 2 2

Sold Price **\$1,100,000** Sold Date **06-Nov-24**

Distance **1.66km**



7 BARTON AVENUE FERNTREE GULLY VIC 3156

4 2 3

Sold Price **\$1,135,000** Sold Date **20-Nov-24**

Distance **1.84km**

RS = Recent sale UN = Undisclosed Sale

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