

# 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

386 Boronia Road, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$839,000

Property Type

House

Suburb

Boronia

Period - From

01/01/2024

to

31/12/2024

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	26 Wells Av BORONIA 3155	\$730,000	17/12/2024
2	12A Coleman Rd WANTIRNA SOUTH 3152	\$690,000	04/11/2024
3	4 Amber St BAYSWATER 3153	\$751,000	30/10/2024

**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:

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386 Boronia Road, Boronia Vic 3155



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3 1 1

**Property Type:** House  
**Land Size:** 727 sqm approx  
**Agent Comments**  
Home Circa 1970.

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median House Price**  
Year ending December 2024: \$839,000

## Comparable Properties



26 Wells Av BORONIA 3155 (REI/VG)

Agent Comments

3 2 2

**Price:** \$730,000  
**Method:** Private Sale  
**Date:** 17/12/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 728 sqm approx



12A Coleman Rd WANTIRNA SOUTH 3152 (REI/VG)

Agent Comments

3 1 2

**Price:** \$690,000  
**Method:** Sold Before Auction  
**Date:** 04/11/2024  
**Property Type:** Unit



4 Amber St BAYSWATER 3153 (REI)

Agent Comments

3 1 2

**Price:** \$751,000  
**Method:** Auction Sale  
**Date:** 30/10/2024  
**Property Type:** House (Res)  
**Land Size:** 783 sqm approx

Account - Barry Plant | P: 03 9735 3300



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