

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

19 Hilda Avenue, Boronia Vic 3155

Indicative selling price

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

Range between

\$839,000

&

\$913,000

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	12 Herbert St BORONIA 3155	\$892,000	25/02/2025
2	27 Interman Rd BORONIA 3155	\$873,000	11/02/2025
3	10 Baldwin Av BORONIA 3155	\$930,000	10/02/2025

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:

18/03/2025 11:25



 3  2  2

Property Type: House
Land Size: 1055 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$913,000
Median House Price
Year ending December 2024: \$839,000

Comparable Properties



12 Herbert St BORONIA 3155 (REI)

Agent Comments

 3  2  2

Price: \$892,000
Method: Private Sale
Date: 25/02/2025
Rooms: 5
Property Type: House (Res)
Land Size: 735 sqm approx



27 Interman Rd BORONIA 3155 (REI)

Agent Comments

 3  2  1

Price: \$873,000
Method: Private Sale
Date: 11/02/2025
Property Type: House
Land Size: 728 sqm approx



10 Baldwin Av BORONIA 3155 (REI)

Agent Comments

 4  2  1

Price: \$930,000
Method: Private Sale
Date: 10/02/2025
Property Type: House
Land Size: 725 sqm approx

Account - Inline Real Estate | P: 03 85974262