



## STATEMENT OF INFORMATION

26 DARWIN ROAD, BORONIA  
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

## 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

26 DARWIN 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$920,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Boronia

Period-from

01 May 2021

to

30 Apr 2022

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

42 LEWIS ROAD WANTIRNA SOUTH VIC 3152	\$950,000	04-Dec-21
4 MANUKA DRIVE FERNTREE GULLY VIC 3156	\$930,000	15-Dec-21
34 ROSE AVENUE BORONIA VIC 3155	\$970,000	25-Jan-22

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: 23 May 2022

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**42 LEWIS ROAD WANTIRNA  
SOUTH VIC 3152**

4 2 2

Sold Price **\$950,000** Sold Date **04-Dec-21**

Distance **0.38km**

**4 MANUKA DRIVE FERNTREE  
GULLY VIC 3156**

4 2 2

Sold Price **\$930,000** Sold Date **15-Dec-21**

Distance **1.02km**

**34 ROSE AVENUE BORONIA VIC  
3155**

4 2 4

Sold Price **\$970,000** Sold Date **25-Jan-22**

Distance **1.59km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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