

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

10 Grevillea Avenue, Boronia Vic 3155

Indicative selling price

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

Range between \$865,000 & \$951,500

Median sale price

Median price \$838,000 Property Type House Suburb Boronia

Period - From 15/02/2024 to 14/02/2025 Source Property Data

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.

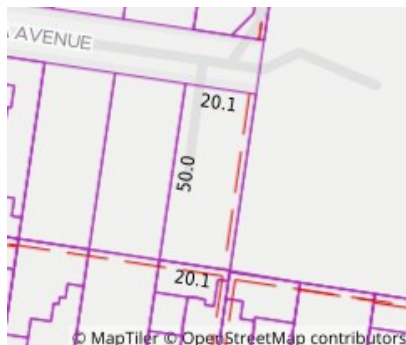
	Address of comparable property	Price	Date of sale
1	3 Vivienne Av BORONIA 3155	\$899,000	03/09/2024
2	28 Rose Av BORONIA 3155	\$925,000	27/08/2024
3	20 Sinclair Rd BAYSWATER 3153	\$980,000	19/08/2024

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:

15/02/2025 09:57



Property Type:
Agent Comments

Indicative Selling Price
\$865,000 - \$951,500
Median House Price
15/02/2024 - 14/02/2025: \$838,000

Comparable Properties



3 Vivienne Av BORONIA 3155 (REI)

Agent Comments



Price: \$899,000
Method: Private Sale
Date: 03/09/2024
Property Type: House
Land Size: 1077 sqm approx



28 Rose Av BORONIA 3155 (REI)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 27/08/2024
Property Type: House
Land Size: 1007 sqm approx



20 Sinclair Rd BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 19/08/2024
Property Type: Land
Land Size: 1020 sqm approx

Account - Hill Real Estate