Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

0 Grevillea Avenue, Boronia Vic 3155
С

Indicative selling price

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

Median sale price

Median price	\$838,000	Pro	perty 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









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)

Price: \$899,000 Method: Private Sale Date: 03/09/2024 Property Type: House

Land Size: 1077 sqm approx

Agent Comments



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)



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

Land Size: 1020 sqm approx

Agent Comments







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