

## 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

1/13 MORONEY STREET BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2024

to

31 Mar 2025

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 2/201 BORONIA ROAD BORONIA VIC 3155          | \$595,000 | 21-Dec-24 |
| 1/127 UNDERWOOD ROAD FERNTREE GULLY VIC 3156 | \$585,000 | 04-Nov-24 |
| 2/49 CHANDLER ROAD BORONIA VIC 3155          | \$577,500 | 27-Dec-24 |

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: 15 April 2025



**2/201 BORONIA ROAD BORONIA  
VIC 3155**

2 1 1

Sold Price

**\$595,000**

Sold Date

**21-Dec-24**

Distance

**1.48km**



**1/127 UNDERWOOD ROAD  
FERNTREE GULLY VIC 3156**

2 1 1

Sold Price

**\$585,000**

Sold Date

**04-Nov-24**

Distance

**1.89km**



**2/49 CHANDLER ROAD BORONIA  
VIC 3155**

2 1 1

Sold Price

**\$577,500**

Sold Date

**27-Dec-24**

Distance

**0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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