

## 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

1/29 TULIP CRESCENT 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

\$730,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2024

to

31 May 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

4/54 TULIP CRESCENT BORONIA VIC 3155	\$785,000	08-May-25
2/241 BORONIA ROAD BORONIA VIC 3155	\$785,000	01-Feb-25
5/19 DIXON COURT BORONIA VIC 3155	\$760,000	15-Jan-25

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: 16 June 2025



## 4/54 TULIP CRESCENT BORONIA VIC 3155

Sold Price

RS

**\$785,000**

Sold Date

**08-May-25**



3



2



2

Distance

**0.26km**



## 2/241 BORONIA ROAD BORONIA VIC 3155

Sold Price

**\$785,000**

Sold Date

**01-Feb-25**



3



2



2

Distance

**1.01km**



## 5/19 DIXON COURT BORONIA VIC 3155

Sold Price

**\$760,000**

Sold Date

**15-Jan-25**



3



2



2

Distance

**1.53km**

RS = Recent sale

UN = Undisclosed Sale

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