

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

1/31 WOODVALE ROAD BORONIA VIC 3155

Indicative selling price

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

Single Price

or range
between

\$660,000

&

\$695,000

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

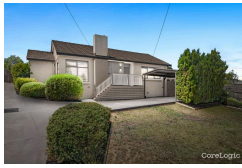
Date of sale

1/7 VALERIE STREET BORONIA VIC 3155	\$695,000	07-Mar-25
1/134 SCORESBY ROAD BORONIA VIC 3155	\$690,000	05-Apr-25
5-11 CARMEL AVENUE FERNTREE GULLY VIC 3156	\$688,000	31-Mar-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: 29 April 2025



1/7 VALERIE STREET BORONIA VIC 3155

Sold Price

^{RS}

\$695,000

Sold Date

07-Mar-25

3

1

1

Distance

0.78km



1/134 SCORESBY ROAD BORONIA VIC 3155

Sold Price

^{RS}

\$690,000

Sold Date

05-Apr-25

3

2

-

Distance

1.44km



5-11 CARMEL AVENUE FERNTREE GULLY VIC 3156

Sold Price

^{RS}

\$688,000

Sold Date

31-Mar-25

3

1

1

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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