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	1/37 PINE CRESCENT 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$851,000	Property type	House	Suburb	Boronia
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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
1/21 FLOWER STREET FERNTREE GULLY VIC 3156	$702,000	25-Oct-25
1/8 LITCHFIELD AVENUE FERNTREE GULLY VIC 3156	$725,000	12-Nov-25
1/1 BAILEY STREET BORONIA VIC 3155	$760,000	11-Nov-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: 20 November 2025

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1/21 FLOWER STREET FERNTREE GULLY VIC 3156

3 1 2

Sold Price RS $702,000 Sold Date 25-Oct-25

Distance 1.23km

1/8 LITCHFIELD AVENUE FERNTREE GULLY VIC 3156

3 1 1

Sold Price RS $725,000 Sold Date 12-Nov-25

Distance 0.76km

1/1 BAILEY STREET BORONIA VIC 3155

3 1 2

Sold Price RS $760,000 Sold Date 11-Nov-25

Distance 0.81km

RS = Recent sale UN = Undisclosed Sale

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