

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

1/41 STEWART STREET 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

\$740,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Boronia

Period-from

01 May 2024

to

30 Apr 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

1/10 THE GROVE BORONIA VIC 3155	\$805,000	03-Mar-25
2/8 SHALIMAR CRESCENT BORONIA VIC 3155	\$750,000	09-Nov-24
1/9 HARCOURT ROAD BORONIA VIC 3155	\$750,000	02-Nov-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: 02 May 2025



1/10 THE GROVE BORONIA VIC 3155

3

2

2

Sold Price

\$805,000

Sold Date

03-Mar-25

Distance

0.21km



2/8 SHALIMAR CRESCENT BORONIA VIC 3155

3

2

1

Sold Price

\$750,000

Sold Date

09-Nov-24

Distance

0.68km



1/9 HARCOURT ROAD BORONIA VIC 3155

3

2

2

Sold Price

Sold Date

02-Nov-24

Distance

0.81km

RS = Recent sale
 UN = Undisclosed Sale

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