

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

1/44 HAZELWOOD 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

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

1/35 NARCISSUS AVENUE BORONIA VIC 3155	\$650,000	26-Dec-24
1/16 PATON CRESCENT BORONIA VIC 3155	\$645,000	18-Dec-24
9/92 DEVENISH ROAD BORONIA VIC 3155	\$645,100	30-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: 03 April 2025



**1/35 NARCISSUS AVENUE
BORONIA VIC 3155**

3 1 1

Sold Price **\$650,000** Sold Date **26-Dec-24**

Distance **0.12km**



**1/16 PATON CRESCENT BORONIA
VIC 3155**

3 1 2

Sold Price **\$645,000** Sold Date **18-Dec-24**

Distance **0.93km**



**9/92 DEVENISH ROAD BORONIA
VIC 3155**

2 1 1

Sold Price **\$645,100** Sold Date **30-Nov-24**

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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