

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

1/5 LAUREL AVENUE 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

\$580,000

&

\$630,000

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

5/203 BORONIA ROAD BORONIA VIC 3155	\$587,500	09-Nov-24
2/19 ALLANDALE ROAD BORONIA VIC 3155	\$593,500	18-Dec-24
5/2 HENRY STREET BORONIA VIC 3155	\$620,000	26-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: 07 April 2025



**5/203 BORONIA ROAD BORONIA
VIC 3155**

2 2 1

Sold Price

\$587,500

Sold Date **09-Nov-24**

Distance

0.16km



**2/19 ALLANDALE ROAD BORONIA
VIC 3155**

2 2 1

Sold Price

^{RS} **\$593,500** ^{UN}

Sold Date **18-Dec-24**

Distance

1.09km



**5/2 HENRY STREET BORONIA VIC
3155**

2 1 1

Sold Price

\$620,000

Sold Date **26-Nov-24**

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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