

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

1/54 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

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

3/10 BAMBURY PLACE FERNTREE GULLY VIC 3156	\$530,000	04-Oct-25
4/10 LAUREL AVENUE BORONIA VIC 3155	\$565,000	14-Aug-25
2/19 GIRDWOOD ROAD BORONIA VIC 3155	\$552,000	07-Oct-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: 26 November 2025


3/10 BAMBURY PLACE FERNTREE GULLY VIC 3156

Sold Price

^{RS}
\$530,000

Sold Date

04-Oct-25
 2

 1

 1

Distance

1.45km

4/10 LAUREL AVENUE BORONIA VIC 3155

Sold Price

\$565,000

Sold Date

14-Aug-25
 2

 1

 1

Distance

1.14km

2/19 GIRDWOOD ROAD BORONIA VIC 3155

Sold Price

\$552,000

Sold Date

07-Oct-25
 2

 1

 1

Distance

1.41km
RS = Recent sale

UN = Undisclosed Sale

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