

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

10 ARMY 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

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

6 CHEDWORTH COURT KILSYTH SOUTH VIC 3137	\$1,110,000	06-Dec-24
4/29 STEWART STREET BORONIA VIC 3155	\$1,110,000	12-Apr-25
93 ALLAMBANAN DRIVE BAYSWATER NORTH VIC 3153	\$1,190,000	05-Mar-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: 09 May 2025

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6 CHEDWORTH COURT KILSYTH SOUTH VIC 3137

4 2 2

Sold Price **\$1,110,000** Sold Date **06-Dec-24**

Distance **1.17km**



4/29 STEWART STREET BORONIA VIC 3155

5 2 2

Sold Price ^{RS} **\$1,110,000** Sold Date **12-Apr-25**

Distance **1.35km**



93 ALLAMBANAN DRIVE BAYSWATER NORTH VIC 3153

5 3 2

Sold Price ^{RS} **\$1,190,000** Sold Date **05-Mar-25**

Distance **0.72km**

RS = Recent sale UN = Undisclosed Sale

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