

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 AUSTIN STREET BOOLARRA VIC 3870

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$477,500

Property type

House

Suburb

Boolarra

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 five kilometres of the property for sale in the last 18 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

2 MECHANICS STREET BOOLARRA VIC 3870	\$412,000	16-Jul-25
55 PENALUNA STREET BOOLARRA VIC 3870	\$425,000	29-Oct-25
65-67 PENALUNA STREET BOOLARRA VIC 3870	\$420,000	08-Oct-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20 November 2025



2 MECHANICS STREET BOOLARRA VIC 3870

2 1 2

Sold Price

\$412,000

Sold Date

16-Jul-25

Distance

0.34km



55 PENALUNA STREET BOOLARRA VIC 3870

3 1 1

Sold Price

^{RS} **\$425,000**

Sold Date

29-Oct-25

Distance

0.71km



65-67 PENALUNA STREET BOOLARRA VIC 3870

3 2 -

Sold Price

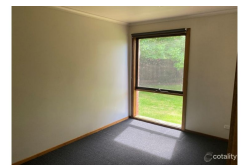
\$420,000

Sold Date

08-Oct-24

Distance

0.83km



8 GINA COURT BOOLARRA VIC 3870

3 2 2

Sold Price

\$435,000

Sold Date

21-May-24

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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