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 Elliott Street, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$910,000								
Median sale price									
Median price	\$900,000	Pro	operty Type Hou	ise	Suburb	Boronia			
Period - From	01/01/2025	to	31/03/2025	Source	REIV				

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	21 Allandale Rd BORONIA 3155	\$895,500	14/06/2025
2	8 Elder Gr BORONIA 3155	\$910,000	23/04/2025
3	13 Melrose Ct BORONIA 3155	\$910,000	10/04/2025

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 six months.

This Statement of Information was prepared on:

30/06/2025 12:59









Property Type: House Land Size: 620 sqm approx Agent Comments Indicative Selling Price \$910,000 Median House Price March quarter 2025: \$900,000

Comparable Properties

RELIEVE CONTRACTOR	21 Allandale Rd BORONIA 3155 (REI) 4 1 1 Price: \$895,500 Method: Auction Sale Date: 14/06/2025 Rooms: 6 Property Type: House (Res) Land Size: 571 sqm approx	Agent Comments
	8 Elder Gr BORONIA 3155 (REI) 4 2 2 2 Price: \$910,000 Method: Auction Sale Date: 23/04/2025 Property Type: House (Res) Land Size: 732 sqm approx	Agent Comments
	13 Melrose Ct BORONIA 3155 (VG)Image: 4Image: -Price: \$910,000Method: SaleDate: 10/04/2025Property Type: House (Res)Land Size: 727 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9803 0400



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