

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

12 TIMEWELL 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,050

Property type

House

Suburb

Boronia

Period-from

01 Sep 2024

to

31 Aug 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

59 MILLER ROAD THE BASIN VIC 3154	\$795,000	13-Sep-25
205 FOREST ROAD BORONIA VIC 3155	\$820,500	30-Aug-25
18 PAISLEY AVENUE BORONIA VIC 3155	\$725,500	10-May-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: 22 September 2025

Jackie Mooney

P 1300562400

M 0401137901

E jackie.mooney@locirealestate.com.au



59 MILLER ROAD THE BASIN VIC 3154

Sold Price

RS\$795,000

Sold Date 13-Sep-25

3

1

1

Distance 0.72km



205 FOREST ROAD BORONIA VIC 3155

Sold Price

RS\$820,500

Sold Date 30-Aug-25

3

1

3

Distance 0.94km



18 PAISLEY AVENUE BORONIA VIC 3155

Sold Price

\$725,500

Sold Date 10-May-25

3

2

2

Distance 0.35km

RS = Recent sale

UN = Undisclosed Sale

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