

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

15 The Grove, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$887,000

Property Type House

Suburb Boronia

Period - From 23/07/2025

to

22/07/2026

Source Property Data

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.~~

	Address of comparable property	Price	Date of sale
1	220b Scoresby Rd BORONIA 3155	\$1,320,000	20/07/2026
2	5 Krystal Glenn Gdns BORONIA 3155	\$1,280,000	23/06/2026
3			

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:

23/07/2026 10:12

15 The Grove, Boronia Vic 3155

BARRYPLANT

James Brougham

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

23/07/2025 - 22/07/2026: \$887,000



Property Type: Land

Land Size: 721 sqm approx

Agent Comments

Comparable Properties



220b Scoresby Rd BORONIA 3155 (REI)

Agent Comments



Price: \$1,320,000

Method: Private Sale

Date: 20/07/2026

Property Type: House

Land Size: 1258 sqm approx



5 Krystal Glenn Gdns BORONIA 3155 (REI)

Agent Comments



Price: \$1,280,000

Method: Private Sale

Date: 23/06/2026

Property Type: House (Res)

Land Size: 744 sqm approx

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



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