

# 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

19 Hilda Avenue, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$830,000

&

\$913,000

### Median sale price

Median price \$839,000

Property Type House

Suburb Boronia

Period - From 01/01/2024

to 31/12/2024

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.

	Address of comparable property	Price	Date of sale
1	12 Herbert St BORONIA 3155	\$892,000	25/02/2025
2	27 Interman Rd BORONIA 3155	\$873,000	11/02/2025
3	10 Baldwin Av BORONIA 3155	\$930,000	10/02/2025

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:

18/03/2025 11:25



3   2   2

**Property Type:** House  
**Land Size:** 1055 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$830,000 - \$913,000  
**Median House Price**  
Year ending December 2024: \$839,000

## Comparable Properties



**12 Herbert St BORONIA 3155 (REI)**

**Agent Comments**

3   2   2

**Price:** \$892,000  
**Method:** Private Sale  
**Date:** 25/02/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 735 sqm approx



**27 Interman Rd BORONIA 3155 (REI)**

**Agent Comments**

3   2   1

**Price:** \$873,000  
**Method:** Private Sale  
**Date:** 11/02/2025  
**Property Type:** House  
**Land Size:** 728 sqm approx



**10 Baldwin Av BORONIA 3155 (REI)**

**Agent Comments**

4   2   1

**Price:** \$930,000  
**Method:** Private Sale  
**Date:** 10/02/2025  
**Property Type:** House  
**Land Size:** 725 sqm approx