

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

2/1-3 BORONIA ROAD VERMONT VIC 3133

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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$935,000

Property type

Unit

Suburb

Vermont

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

3/467 MITCHAM ROAD MITCHAM VIC 3132	\$920,000	11-Dec-24
23/520 MITCHAM ROAD MITCHAM VIC 3132	\$940,000	12-Apr-25
2/467 MITCHAM ROAD MITCHAM VIC 3132	\$920,000	11-Dec-24

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: 08 May 2025



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**3/467 MITCHAM ROAD MITCHAM
VIC 3132**

3 3 2

Sold Price

\$920,000

Sold Date

11-Dec-24

Distance

1.12km



**23/520 MITCHAM ROAD MITCHAM
VIC 3132**

3 2 1

Sold Price

^{RS} **\$940,000**

Sold Date

12-Apr-25

Distance

1.27km



**2/467 MITCHAM ROAD MITCHAM
VIC 3132**

3 2 1

Sold Price

\$920,000

Sold Date

11-Dec-24

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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