

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

2/2 STRADBROKE ROAD 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2024

to

28 Feb 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

2/201 BORONIA ROAD BORONIA VIC 3155	\$595,000	21-Dec-24
4/11 HENRY STREET BORONIA VIC 3155	\$600,000	29-Jan-25
4/113 DORSET ROAD BORONIA VIC 3155	\$622,500	14-Oct-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: 05 March 2025



**2/201 BORONIA ROAD BORONIA
VIC 3155**

Sold Price

^{RS}

\$595,000

Sold Date

21-Dec-24

 2

 1

 1

Distance

0.68km



**4/11 HENRY STREET BORONIA VIC
3155**

Sold Price

^{RS}

\$600,000

Sold Date

29-Jan-25

 2

 1

 2

Distance

0.94km



**4/113 DORSET ROAD BORONIA VIC
3155**

Sold Price

\$622,500

Sold Date

14-Oct-24

 2

 1

 1

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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