

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

2/297 Boronia Road, Boronia Vic 3155

Indicative selling price

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

Range between \$730,000

&

\$770,000

Median sale price

Median price \$680,000

Property Type Unit

Suburb Boronia

Period - From 01/04/2025

to 30/06/2025

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	2/81 Scoresby Rd BAYSWATER 3153	\$773,000	27/05/2025
2	5/37 Gertonia Av BORONIA 3155	\$755,000	13/05/2025
3	3/5 Kenneth Rd BAYSWATER 3153	\$778,000	05/04/2025

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:

23/07/2025 13:07



 3  1  2

Rooms: 4

Property Type: Townhouse

Land Size: 183m2 sqm approx

Agent Comments

One bathroom, plus Powder Room downstairs.

Indicative Selling Price

\$730,000 - \$770,000

Median Unit Price

June quarter 2025: \$680,000

Comparable Properties



2/81 Scoresby Rd BAYSWATER 3153 (REI)

Agent Comments

 3  2  2

Price: \$773,000

Method: Private Sale

Date: 27/05/2025

Property Type: Townhouse (Single)



5/37 Gertonion Av BORONIA 3155 (REI/VG)

Agent Comments

 3  2  2

Price: \$755,000

Method: Private Sale

Date: 13/05/2025

Property Type: Townhouse (Res)

Land Size: 222 sqm approx



3/5 Kenneth Rd BAYSWATER 3153 (REI/VG)

Agent Comments

 3  2  2

Price: \$778,000

Method: Auction Sale

Date: 05/04/2025

Property Type: Townhouse (Res)

Account - Woodards | P: 0390563899