

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

2/78 STEWART STREET 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

2/9 RANGEVIEW ROAD BORONIA VIC 3155	\$752,000	13-Jun-25
1/5 ALLANDALE ROAD BORONIA VIC 3155	\$725,000	04-Aug-25
3/45 ROWSON STREET BORONIA VIC 3155	\$720,000	12-Jul-25

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: 03 November 2025



2/9 RANGEVIEW ROAD BORONIA VIC 3155

3 2 2

Sold Price

\$752,000

Sold Date

13-Jun-25

Distance

0.87km



1/5 ALLANDALE ROAD BORONIA VIC 3155

3 2 2

Sold Price

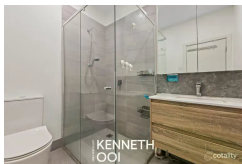
\$725,000

Sold Date

04-Aug-25

Distance

1.13km



3/45 ROWSON STREET BORONIA VIC 3155

3 2 2

Sold Price

\$720,000

Sold Date

12-Jul-25

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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