

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

20 HILDA AVENUE 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

\$890,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,050

Property type

House

Suburb

Boronia

Period-from

01 Oct 2024

to

30 Sep 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

17 ROBERTSON CRESCENT BORONIA VIC 3155	\$830,000	12-Apr-25
48 ARMY ROAD BORONIA VIC 3155	\$1,110,000	23-Jun-25
25 ROBERTSON CRESCENT BORONIA VIC 3155	\$830,000	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: 02 October 2025

Sales Department

M 0395603988

E sales@waverleycity.com.au



**17 ROBERTSON CRESCENT
BORONIA VIC 3155**

3 2 2

Sold Price

\$830,000

Sold Date

12-Apr-25

Distance

0.23km



48 ARMY ROAD BORONIA VIC 3155

4 2 3

Sold Price

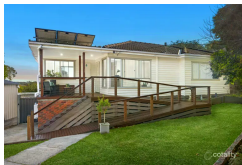
\$1,110,000

Sold Date

23-Jun-25

Distance

0.34km



**25 ROBERTSON CRESCENT
BORONIA VIC 3155**

3 2 2

Sold Price

\$830,000

Sold Date

12-Jul-25

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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