

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

1/24 PARK CRESCENT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Boronia

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

1/26 PARK CRESCENT BORONIA VIC 3155	\$630,000	18-Mar-25
3/13 CYPRESS AVENUE BORONIA VIC 3155	\$668,500	13-Mar-25
1/35 NARCISSUS AVENUE BORONIA VIC 3155	\$650,000	26-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: 02 May 2025



1/26 PARK CRESCENT BORONIA VIC 3155

2 1 2

Sold Price

^{RS} **\$630,000**

Sold Date

18-Mar-25

Distance

0.02km



3/13 CYPRESS AVENUE BORONIA VIC 3155

2 1 1

Sold Price

\$668,500

Sold Date

13-Mar-25

Distance

0.16km



1/35 NARCISSUS AVENUE BORONIA VIC 3155

3 1 1

Sold Price

\$650,000

Sold Date

26-Dec-24

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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