

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

24 Iris Crescent, Boronia Vic 3155

Indicative selling price

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

Range between \$970,000

&

\$1,060,000

Median sale price

Median price \$900,000

Property Type House

Suburb Boronia

Period - From 01/01/2025

to 31/03/2025

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	4/29 Stewart St BORONIA 3155	\$1,110,000	12/04/2025
2	38 Paton Cr BORONIA 3155	\$1,000,250	26/03/2025
3	20 Rose Av BORONIA 3155	\$1,030,000	01/02/2025

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:

27/06/2025 12:07



Property Type: House (Previously Occupied - Detached)
Land Size: 1095 sqm approx
 Agent Comments

Indicative Selling Price
 \$970,000 - \$1,060,000
Median House Price
 March quarter 2025: \$900,000

Comparable Properties



4/29 Stewart St BORONIA 3155 (REI)

Agent Comments



Price: \$1,110,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 1000 sqm approx



38 Paton Cr BORONIA 3155 (REI/VG)

Agent Comments



Price: \$1,000,250
Method: Private Sale
Date: 26/03/2025
Property Type: House
Land Size: 1219 sqm approx



20 Rose Av BORONIA 3155 (VG)

Agent Comments



Price: \$1,030,000
Method: Sale
Date: 01/02/2025
Property Type: Development Site (Res)
Land Size: 986 sqm approx

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