

## 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

25 DEMOCRAT DRIVE THE BASIN VIC 3154

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,089,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,250

Property type

House

Suburb

The Basin

Period-from

01 Jun 2024

to

31 May 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

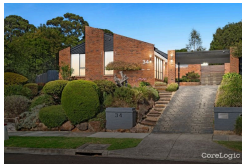
Date of sale

34 DORRIGO DRIVE BORONIA VIC 3155	\$1,125,000	16-Apr-25
16 ROWAN AVENUE BORONIA VIC 3155	\$1,190,000	31-May-25
43 WATERMOOR AVENUE KILSYTH SOUTH VIC 3137	\$1,190,000	16-Mar-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: 12 June 2025



## 34 DORRIGO DRIVE BORONIA VIC 3155

Sold Price

<sup>RS</sup>

**\$1,125,000**

Sold Date

**16-Apr-25**



4



2



2

Distance

**0.35km**



## 16 ROWAN AVENUE BORONIA VIC 3155

Sold Price

<sup>RS</sup>

**\$1,190,000**

Sold Date

**31-May-25**



4



2



3

Distance

**0.54km**



## 43 WATERMOOR AVENUE KILSYTH SOUTH VIC 3137

Sold Price

**\$1,190,000**

Sold Date

**16-Mar-25**



4



3



2

Distance

**1.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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