

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

3/11 PINE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2024

to

31 Aug 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

6/14 ORCHID AVENUE BORONIA VIC 3155	\$588,000	12-Apr-25
6/12 PARK CRESCENT BORONIA VIC 3155	\$600,000	16-May-25
1/222 BORONIA ROAD BORONIA VIC 3155	\$627,500	27-Aug-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: 30 September 2025

Renata Illingworth

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**6/14 ORCHID AVENUE BORONIA
VIC 3155**

Sold Price

^{RS}
\$588,000

Sold Date

12-Apr-25
 2

 2

 -

Distance

0km

**6/12 PARK CRESCENT BORONIA
VIC 3155**

Sold Price

\$600,000

Sold Date

16-May-25
 2

 2

 1

Distance

0.14km

**1/222 BORONIA ROAD BORONIA
VIC 3155**

Sold Price

^{RS}
\$627,500

Sold Date

27-Aug-25
 2

 2

 1

Distance

0.65km
RS = Recent sale

UN = Undisclosed Sale

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