

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

3/43 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,650

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2025

to

31 Jan 2026

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

1/1 MCDONALD CRESCENT BORONIA VIC 3155	\$650,000	29-Jan-26
2/194 BORONIA ROAD BORONIA VIC 3155	\$665,000	03-Sep-25
5/189 DORSET ROAD BORONIA VIC 3155	\$692,000	25-Oct-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: 16 February 2026


**1/1 MCDONALD CRESCENT
BORONIA VIC 3155**
 2  1  1

Sold Price

^{RS} **\$650,000** Sold Date **29-Jan-26**

Distance **1.84km**

**2/194 BORONIA ROAD BORONIA
VIC 3155**
 2  1  1

Sold Price

^{RS} **\$665,000** Sold Date **03-Sep-25**

Distance **0.78km**

**5/189 DORSET ROAD BORONIA
VIC 3155**
 2  1  1

Sold Price

^{RS} **\$692,000** Sold Date **25-Oct-25**

Distance **0.17km**
RS = Recent sale

UN = Undisclosed Sale

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