

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

3/82-84 STEWART STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2024

to

31 Oct 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

2/9 RANGEVIEW ROAD BORONIA VIC 3155	\$752,000	13-Jun-25
14/49-51 DEMOCRAT DRIVE THE BASIN VIC 3154	\$770,000	02-Aug-25
1/978 MOUNTAIN HIGHWAY BORONIA VIC 3155	\$773,000	19-Jul-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 November 2025


**2/9 RANGEVIEW ROAD BORONIA
VIC 3155**
 3  2  2

Sold Price

\$752,000

Sold Date

13-Jun-25

Distance

0.9km

**14/49-51 DEMOCRAT DRIVE THE
BASIN VIC 3154**
 3  2  1

Sold Price

\$770,000

Sold Date

02-Aug-25

Distance

0.99km

**1/978 MOUNTAIN HIGHWAY
BORONIA VIC 3155**
 3  2  2

Sold Price

\$773,000

Sold Date

19-Jul-25

Distance

1.63km
RS = Recent sale

UN = Undisclosed Sale

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