

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

386 Boronia Road, Boronia Vic 3155

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$849,000

Property Type House

Suburb Boronia

Period - From 01/04/2024

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	26 Wells Av BORONIA 3155	\$730,000	17/12/2024
2			
3			

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:

19/04/2025 09:16

386 Boronia Road, Boronia Vic 3155



Carl Payne
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3 1 1

Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median House Price
Year ending March 2025: \$849,000

Comparable Properties



26 Wells Av BORONIA 3155 (REI/VG)

Agent Comments

3 2 2

Price: \$730,000
Method: Private Sale
Date: 17/12/2024
Rooms: 5
Property Type: House (Res)
Land Size: 728 sqm approx

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.

Account - Barry Plant | P: 03 9735 3300



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