

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

5/4 STONEHAVEN AVENUE 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,750

Property type

Unit

Suburb

Boronia

Period-from

01 Dec 2024

to

30 Nov 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

2/55 BORONIA ROAD BORONIA VIC 3155	\$726,000	06-Dec-25
3/196 BORONIA ROAD BORONIA VIC 3155	\$670,000	27-Oct-25
4/2 CONWAY COURT BORONIA VIC 3155	\$720,000	14-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.~~

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2/55 BORONIA ROAD BORONIA
VIC 3155

Sold Price

RS \$726,000 Sold Date 06-Dec-25

 3 1 2

Distance 0.84km



3/196 BORONIA ROAD BORONIA
VIC 3155

Sold Price

\$670,000 Sold Date **27-Oct-25**

 3 2 2

Distance 0.38km



4/2 CONWAY COURT BORONIA
VIC 3155

Sold Price

\$720,000 Sold Date **14-Oct-25**

 3  2  2

Distance 0.53km

RS = Recent sale UN = Undisclosed Sale

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