

# Harcourts Rowville

## 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: 58 Paton Crescent Boronia VIC 3155

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range \$750,000 to \$795,000

#### Median sale price

Median Price: \$865,000

Property Type: House




Suburb: Boronia VIC 3155

Period From: April 2025 to June 2025

Source: REIV

#### Comparable property sales

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 Stonehaven Avenue Boronia	\$770,000	05/07/2025
	2/9 Rangeview Road Boronia	\$752,000	13/06/2025
	1/14 Parker Avenue Boronia	\$790,000	30/05/2025

This Statement of Information was prepared on: 31<sup>st</sup> July 2025