

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

6/39 AUBREY GROVE 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

\$740,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

3/22 ROSE AVENUE BORONIA VIC 3155	\$729,000	23-Nov-24
1/3 LANGWITH AVENUE BORONIA VIC 3155	\$765,000	06-Dec-24
2/171 DORSET ROAD BORONIA VIC 3155	\$800,000	11-Dec-24

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: 21 March 2025



3/22 ROSE AVENUE BORONIA VIC 3155 Sold Price **\$729,000** Sold Date **23-Nov-24**

 3  2  1

Distance **1.84km**



1/3 LANGWITH AVENUE BORONIA VIC 3155 Sold Price **\$765,000** Sold Date **06-Dec-24**

 3  2  2

Distance **1.39km**



2/171 DORSET ROAD BORONIA VIC 3155 Sold Price **\$800,000** Sold Date **11-Dec-24**

 3  2  2

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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