Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Single price \$850,000

Median sale price

Median price	\$865,000	Pro	perty Type	House		Suburb	Boronia
Period - From	01/04/2025	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	18 Paisley Av BORONIA 3155	\$725,500	10/05/2025
2	344 Dorset Rd BORONIA 3155	\$700,000	22/03/2025
3	19 Deborah Av BORONIA 3155	\$625,000	20/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/08/2025 20:07





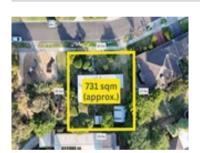




Property Type: House Land Size: 977 sqm approx **Agent Comments**

Indicative Selling Price \$850,000 **Median House Price** June quarter 2025: \$865,000

Comparable Properties



18 Paisley Av BORONIA 3155 (REI)

Agent Comments

Price: \$725,500 Method: Auction Sale Date: 10/05/2025

Property Type: House (Res) Land Size: 731 sqm approx



344 Dorset Rd BORONIA 3155 (REI/VG)

Agent Comments

Price: \$700,000 Method: Auction Sale Date: 22/03/2025

Rooms: 5

Property Type: House (Res) Land Size: 782 sqm approx



19 Deborah Av BORONIA 3155 (REI/VG)

Agent Comments

Price: \$625,000 Method: Auction Sale Date: 20/03/2025

Property Type: House (Res) Land Size: 723 sqm approx

Account - Barry Plant | P: 03 9842 8888





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