

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

8 CROTTY ROAD 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

\$760,000

&

\$836,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Boronia

Period-from

01 Jul 2024

to

30 Jun 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

7 MARYBOROUGH ROAD BORONIA VIC 3155	\$815,000	19-Jul-25
25 MOIRA AVENUE FERNTREE GULLY VIC 3156	\$800,000	28-Jun-25
58 VICTORIA ROAD BAYSWATER VIC 3153	\$780,000	31-Jan-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.~~

This Statement of Information was prepared on: 22 July 2025



7 MARYBOROUGH ROAD BORONIA VIC 3155

 3  1  1

Sold Price

^{RS}

\$815,000

Sold Date

19-Jul-25

Distance

1.54km



25 MOIRA AVENUE FERNTREE GULLY VIC 3156

 3  1  1

Sold Price

^{RS}

\$800,000

Sold Date

28-Jun-25

Distance

1.61km



58 VICTORIA ROAD BAYSWATER VIC 3153

 3  1  1

Sold Price

\$780,000

Sold Date

31-Jan-25

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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