

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 NEW STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

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

6 BISCAY COURT BORONIA VIC 3155	\$950,000	13-Oct-25
43 ARMY ROAD BORONIA VIC 3155	\$955,000	26-Oct-25
30 JENNINGS ROAD BAYSWATER NORTH VIC 3153	\$968,000	15-Jul-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: 08 December 2025


6 BISCAY COURT BORONIA VIC 3155

Sold Price

\$950,000

Sold Date

13-Oct-25
 3

 2

 1

Distance

0.61km

43 ARMY ROAD BORONIA VIC 3155

Sold Price

^{RS} **\$955,000**

Sold Date

26-Oct-25
 5

 3

 2

Distance

0.53km

30 JENNINGS ROAD BAYSWATER NORTH VIC 3153

Sold Price

\$968,000

Sold Date

15-Jul-25
 4

 2

 2

Distance

1.94km
RS = Recent sale

UN = Undisclosed Sale

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