

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

9 CARNARVON AVENUE THE BASIN VIC 3154

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

\$790,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,250

Property type

House

Suburb

The Basin

Period-from

01 Jul 2024

to

30 Jun 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

9 BAMBURY STREET BORONIA VIC 3155	\$790,050	12-May-25
9 BORONIA ROAD BORONIA VIC 3155	\$800,000	19-Feb-25
30 HARNETT STREET BORONIA VIC 3155	\$815,500	21-Mar-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: 21 July 2025



9 BAMBURY STREET BORONIA VIC 3155 Sold Price **\$790,050** Sold Date **12-May-25**

3 1 2

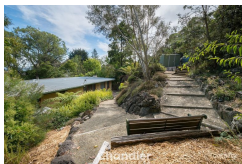
Distance **1.5km**



9 BORONIA ROAD BORONIA VIC 3155 Sold Price **\$800,000** Sold Date **19-Feb-25**

2 1 1

Distance **0.98km**



30 HARNETT STREET BORONIA VIC 3155 Sold Price **\$815,500** Sold Date **21-Mar-25**

3 1 1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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