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	1/16 RUSSELL CRESCENT 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	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$666,750	Property type	Unit	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
2/2 JOYCE STREET BORONIA VIC 3155	$725,000	07-Nov-25
1/9 ESSEX COURT BAYSWATER VIC 3153	$705,000	29-Oct-25
3/466 BORONIA ROAD WANTIRNA SOUTH VIC 3152	$697,500	22-Nov-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

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2/2 JOYCE STREET BORONIA VIC 3155

3 1 1

Sold Price RS **$725,000** Sold Date **07-Nov-25**

Distance **1.88km**



1/9 ESSEX COURT BAYSWATER VIC 3153

3 1 -

Sold Price **$705,000** Sold Date **29-Oct-25**

Distance **1.38km**



3/466 BORONIA ROAD WANTIRNA SOUTH VIC 3152

3 1 1

Sold Price RS **$697,500** UN Sold Date **22-Nov-25**

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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