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 PETERSFIELD COURT 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$868,000	Property type	House	Suburb	Boronia
Period-from	01 Jan 2025	to	31 Dec 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
1 PARDIN COURT BAYSWATER NORTH VIC 3153	$1,025,000	24-Dec-25
8 NEW STREET BORONIA VIC 3155	$1,040,000	13-Dec-25
16 ROME BEAUTY AVENUE THE BASIN VIC 3154	$1,100,000	12-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: 27 January 2026

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1 PARDIN COURT BAYSWATER NORTH VIC 3153

4 2 2

Sold Price RS $1,025,000 Sold Date 24-Dec-25

Distance 1.51km



8 NEW STREET BORONIA VIC 3155

5 2 2

Sold Price RS $1,040,000 Sold Date 13-Dec-25

Distance 0.76km



16 ROME BEAUTY AVENUE THE BASIN VIC 3154

4 2 6

Sold Price RS $1,100,000 UN Sold Date 12-Nov-25

Distance 1.26km

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

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