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	2/9 RANGEVIEW 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	$699,000	&	$768,900

Median sale price

(*Delete house or unit as applicable)

Median Price	$662,000	Property type	Unit	Suburb	Boronia
Period-from	01 Jun 2024	to	31 May 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
10B ORANGE GROVE BAYSWATER VIC 3153	$746,000	28-May-25
5/37 GERTONIA AVENUE BORONIA VIC 3155	$755,000	13-May-25
13 MONCOE STREET BORONIA VIC 3155	$770,000	07-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: 06 June 2025

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10B ORANGE GROVE BAYSWATER VIC 3153

3 1 1

Sold Price RS $746,000 Sold Date 28-May-25

Distance 2.28km



5/37 GERTONIA AVENUE BORONIA VIC 3155

3 2 2

Sold Price RS $755,000 UN Sold Date 13-May-25

Distance 2.36km



13 MONCOE STREET BORONIA VIC 3155

3 1 1

Sold Price $770,000 Sold Date 07-Mar-25

Distance 0.77km

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

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