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	1/41 STEWART 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	$740,000	&	$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$662,000	Property type	Unit	Suburb	Boronia
Period-from	01 May 2024	to	30 Apr 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
1/10 THE GROVE BORONIA VIC 3155	$805,000	03-Mar-25
2/8 SHALIMAR CRESCENT BORONIA VIC 3155	$750,000	09-Nov-24
1/9 HARCOURT ROAD BORONIA VIC 3155	$750,000	02-Nov-24

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: 02 May 2025

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1/10 THE GROVE BORONIA VIC 3155

3 2 2

Sold Price **$805,000** Sold Date **03-Mar-25**

Distance **0.21km**



2/8 SHALIMAR CRESCENT BORONIA VIC 3155

3 2 1

Sold Price **$750,000** Sold Date **09-Nov-24**

Distance **0.68km**



1/9 HARCOURT ROAD BORONIA VIC 3155

3 2 2

Sold Price Sold Date **02-Nov-24**

Distance **0.81km**

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

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