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	2/44 Boronia Grove, Doncaster East Vic 3109

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $940,000 & $990,000

Median sale price

Median price $935,000 Property Type Unit Suburb Doncaster East

Period - From 17/10/2024 to 16/10/2025 Source Property Data

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 six 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	5/44 Boronia Gr DONCASTER EAST 3109	$950,000	19/09/2025
2	5/93 Harrison St BOX HILL NORTH 3129	$980,000	16/08/2025
3	2/38 Boronia Gr DONCASTER EAST 3109	$945,000	01/08/2025

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 six months.~~

This Statement of Information was prepared on: 17/10/2025 14:26

2/44 Boronia Grove, Doncaster East Vic 3109



3 2 2

Rooms: 3
Property Type: Unit
Land Size: 235 sqm approx

Agent Comments

Indicative Selling Price
$940,000 - $990,000
Median Unit Price
17/10/2024 - 16/10/2025: $935,000

Comparable Properties

5/44 Boronia Gr DONCASTER EAST 3109 (REI)

3 2 2

Price: $950,000
Method:
Date: 19/09/2025
Property Type: Townhouse (Single)

Agent Comments



5/93 Harrison St BOX HILL NORTH 3129 (REI/VG)

3 2 2

Price: $980,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)
Land Size: 235 sqm approx

Agent Comments



2/38 Boronia Gr DONCASTER EAST 3109 (REI/VG)

3 2 2

Price: $945,000
Method: Private Sale
Date: 01/08/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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