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<br>Including suburb and postcode | 28 STONELEIGH AVENUE 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 | $990,000 | & | $1,080,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $851,000 | Property type | House | 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 |
|---|---|---|
| 19 ZEISING COURT BORONIA VIC 3155 | $1,050,000 | 04-Sep-25 |
| 2A MCDONALD CRESCENT BORONIA VIC 3155 | $1,060,000 | 07-Aug-25 |
| 1 EUGENIA COURT BORONIA VIC 3155 | $1,021,000 | 11-Sep-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: 02 December 2025

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**19 ZEISING COURT BORONIA VIC 3155**

4 2 2

Sold Price RS $1,050,000 Sold Date 04-Sep-25

Distance 2.01km



**2A MCDONALD CRESCENT BORONIA VIC 3155**

3 2 2

Sold Price $1,060,000 Sold Date 07-Aug-25

Distance 0.27km



**1 EUGENIA COURT BORONIA VIC 3155**

3 2 2

Sold Price $1,021,000 Sold Date 11-Sep-25

Distance 0.83km

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

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