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	1/23 RANKIN 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	$560,000	&	$600,000

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
1/2A BENNETT STREET BORONIA VIC 3155	$560,000	10-Apr-25
16 SIMPSON ROAD FERNTREE GULLY VIC 3156	$582,000	03-Apr-25
2/2 ETHEL STREET BORONIA VIC 3155	$591,000	25-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: 08 May 2025

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1/2A BENNETT STREET BORONIA VIC 3155

2 1 1

Sold Price RS $560,000 Sold Date 10-Apr-25

Distance 1.92km

16 SIMPSON ROAD FERNTREE GULLY VIC 3156

2 1 -

Sold Price $582,000 Sold Date 03-Apr-25

Distance 1.66km

2/2 ETHEL STREET BORONIA VIC 3155

2 1 1

Sold Price RS $591,000 Sold Date 25-Mar-25

Distance 1.66km

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

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