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	6 Stradbroke Road, Boronia Vic 3155

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $900,000 Property Type House Suburb Boronia

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	32 Chestnut Av FERNTREE GULLY 3156	$925,000	12/05/2025
2	8 Elder Gr BORONIA 3155	$910,000	23/04/2025
3	63 Rowson St BORONIA 3155	$980,000	05/04/2025

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: 25/06/2025 11:46

6 Stradbroke Road, Boronia Vic 3155



4 2 2

Property Type: House (Previously Occupied - Detached)
Land Size: 963 sqm approx

Agent Comments

Indicative Selling Price
$900,000 - $990,000
Median House Price
March quarter 2025: $900,000

Comparable Properties



32 Chestnut Av FERNTREE GULLY 3156 (REI)

4 2 2

Price: $925,000
Method: Private Sale
Date: 12/05/2025
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments



8 Elder Gr BORONIA 3155 (REI)

4 2 2

Price: $910,000
Method: Auction Sale
Date: 23/04/2025
Property Type: House (Res)
Land Size: 732 sqm approx

Agent Comments



63 Rowson St BORONIA 3155 (REI/VG)

4 2 3

Price: $980,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166

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