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 MELROSE COURT 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	$850,000	&	$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$830,000	Property type	House	Suburb	Boronia
Period-from	01 Sep 2024	to	31 Aug 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
27 BORONIA ROAD BORONIA VIC 3155	$830,000	29-Jul-25
5 HOVEA COURT BORONIA VIC 3155	$850,000	01-Apr-25
18 TOLHURST AVENUE BORONIA VIC 3155	$885,000	14-Apr-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: 01 September 2025

Renata Illingworth
M 9762 6666
E boronia@barryplant.com.au



27 BORONIA ROAD BORONIA VIC 3155

4 2 1

Sold Price RS $830,000 Sold Date 29-Jul-25

Distance 1.69km



5 HOVEA COURT BORONIA VIC 3155

4 2 4

Sold Price $850,000 Sold Date 01-Apr-25

Distance 0.21km



18 TOLHURST AVENUE BORONIA VIC 3155

3 2 2

Sold Price $885,000 Sold Date 14-Apr-25

Distance 0.61km

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

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