

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

3/3 PINE CRESCENT 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2024

to

30 Sep 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

5/37 GERTONIA AVENUE BORONIA VIC 3155	\$755,000	13-May-25
2/353 BORONIA ROAD BORONIA VIC 3155	\$771,000	09-Aug-25
1D SINCLAIR ROAD BAYSWATER VIC 3153	\$797,000	04-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: 01 October 2025


**5/37 GERTONIA AVENUE
BORONIA VIC 3155**
 3  2  2

Sold Price

\$755,000

Sold Date **13-May-25**

Distance **1.56km**

**2/353 BORONIA ROAD BORONIA
VIC 3155**
 3  2  1

Sold Price

^{RS} **\$771,000**

Sold Date **09-Aug-25**

Distance **1.93km**

**1D SINCLAIR ROAD BAYSWATER
VIC 3153**
 3  2  1

Sold Price

^{RS} **\$797,000**

Sold Date **04-Sep-25**

Distance **1.72km**
RS = Recent sale

UN = Undisclosed Sale

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