

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

10 Elliott Street, Boronia Vic 3155

Indicative selling price

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

Single price

\$908,000

Median sale price

Median price

\$860,500

Property Type

House

Suburb

Boronia

Period - From

01/10/2024

to

30/09/2025

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	2 Melrose Ct BORONIA 3155	\$910,000	02/09/2025
2	12 Lynette St BORONIA 3155	\$910,000	25/06/2025
3	8 Elder Gr BORONIA 3155	\$910,000	23/04/2025

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:

08/10/2025 09:25



 4  1  2

Property Type: House
Land Size: 620 sqm approx
Agent Comments

Indicative Selling Price
\$908,000
Median House Price
Year ending September 2025: \$860,500

Comparable Properties



2 Melrose Ct BORONIA 3155 (REI)

Agent Comments

 4  2  -

Price: \$910,000
Method: Private Sale
Date: 02/09/2025
Rooms: 5
Property Type: House (Res)
Land Size: 725 sqm approx



12 Lynette St BORONIA 3155 (REI/VG)

Agent Comments

 4  3  2

Price: \$910,000
Method: Sold Before Auction
Date: 25/06/2025
Rooms: 8
Property Type: House (Res)
Land Size: 850 sqm approx



8 Elder Gr BORONIA 3155 (REI/VG)

Agent Comments

 4  2  2

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

Account - Barry Plant | P: 03 9803 0400