

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

3/5 HENRY STREET 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

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

2/44 PINE CRESCENT BORONIA VIC 3155	\$592,000	20-Sep-25
1/57 CHANDLER ROAD BORONIA VIC 3155	\$632,000	25-May-25
2/194 BORONIA ROAD BORONIA VIC 3155	\$665,000	03-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: 20 October 2025


**2/44 PINE CRESCENT BORONIA
VIC 3155**
 2  1  1

Sold Price

^{RS}
\$592,000

Sold Date

20-Sep-25

Distance

1.05km

**1/57 CHANDLER ROAD BORONIA
VIC 3155**
 2  1  1

Sold Price

\$632,000

Sold Date

25-May-25

Distance

0.71km

**2/194 BORONIA ROAD BORONIA
VIC 3155**
 2  1  1

Sold Price

^{RS}
\$665,000

Sold Date

03-Sep-25

Distance

0.77km
RS = Recent sale

UN = Undisclosed Sale

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