

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

8 NEW 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,000

Property type

House

Suburb

Boronia

Period-from

01 Nov 2024

to

31 Oct 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

6 BISCAY COURT BORONIA VIC 3155	\$950,000	13-Oct-25
43 ARMY ROAD BORONIA VIC 3155	\$955,000	26-Oct-25
30 JENNINGS ROAD BAYSWATER NORTH VIC 3153	\$968,000	15-Jul-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: 26 November 2025



6 BISCAY COURT BORONIA VIC 3155

Sold Price

^{RS} **\$950,000** Sold Date **13-Oct-25**
 4  2  1

Distance **0.61km**


43 ARMY ROAD BORONIA VIC 3155

Sold Price

^{RS} **\$955,000** Sold Date **26-Oct-25**
 5  3  2

Distance **0.53km**


30 JENNINGS ROAD BAYSWATER NORTH VIC 3153

Sold Price

\$968,000 Sold Date **15-Jul-25**
 4  2  2

Distance **1.94km**
RS = Recent sale

UN = Undisclosed Sale

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