

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

23 Harewood Close, Boronia Vic 3155

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$892,000 Property Type House Suburb Boronia

Period - From 01/01/2025 to 31/12/2025 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	58 Central Av BORONIA 3155	\$890,000	09/02/2026
2	28 Ethel St BORONIA 3155	\$885,000	31/01/2026
3	155 Albert Av BORONIA 3155	\$830,000	06/01/2026

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:

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Property Type: House
Land Size: 751 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median House Price
 Year ending December 2025: \$892,000

Comparable Properties



58 Central Av BORONIA 3155 (REI)

Agent Comments

4 2 2

Price: \$890,000
Method: Private Sale
Date: 09/02/2026
Property Type: House
Land Size: 726 sqm approx



28 Ethel St BORONIA 3155 (REI)

Agent Comments

4 2 2

Price: \$885,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 724 sqm approx



155 Albert Av BORONIA 3155 (REI/VG)

Agent Comments

4 2 2

Price: \$830,000
Method: Private Sale
Date: 06/01/2026
Rooms: 6
Property Type: House (Res)
Land Size: 726 sqm approx

Account - Barry Plant | P: 03 9735 3300