

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 JANVILLE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Boronia

Period-from

01 May 2025

to

30 Apr 2026

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

1 DIANNE STREET BAYSWATER VIC 3153	\$733,000	28-Mar-26
149 KANOOKA ROAD BORONIA VIC 3155	\$789,000	23-Mar-26
4 QUEENSTOWN ROAD BORONIA VIC 3155	\$785,000	24-Apr-26

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: 06 May 2026

**1 DIANNE STREET BAYSWATER
VIC 3153**

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Sold Price

^{RS}**\$733,000**

Sold Date

28-Mar-26

Distance

0.54km**149 KANOOKA ROAD BORONIA
VIC 3155**

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Sold Price

^{RS}**\$789,000**^{UN}

Sold Date

23-Mar-26

Distance

0.69km**4 QUEENSTOWN ROAD BORONIA
VIC 3155**

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Sold Price

^{RS}**\$785,000**

Sold Date

24-Apr-26

Distance

1.14km**RS** = Recent sale**UN** = Undisclosed Sale

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