

## 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

1/12 HARCOURT ROAD BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2025

to

31 May 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

1/77 ALBERT AVENUE BORONIA VIC 3155	\$710,000	17-Mar-26
3/17 ALLANDALE ROAD BORONIA VIC 3155	\$750,000	02-May-26
1/32 PARK CRESCENT BORONIA VIC 3155	\$690,000	18-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: 03 June 2026

**1/77 ALBERT AVENUE BORONIA  
VIC 3155**

3 1 1

Sold Price

**\$710,000**Sold Date **17-Mar-26**Distance **0.47km****3/17 ALLANDALE ROAD BORONIA  
VIC 3155**

3 2 1

Sold Price

<sup>RS</sup> **\$750,000**Sold Date **02-May-26**Distance **0.69km****1/32 PARK CRESCENT BORONIA  
VIC 3155**

3 1 2

Sold Price

<sup>RS</sup> **\$690,000**Sold Date **18-Apr-26**Distance **1.35km****RS** = Recent sale**UN** = Undisclosed Sale

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