

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

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

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 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: 10 June 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**

🛏️ 3 🚿 1 🚗 1

Sold Price

RS

\$789,000

Sold Date

23-Mar-26

Distance

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

🛏️ 3 🚿 1 🚗 1

Sold Price

RS

\$785,000

Sold Date

24-Apr-26

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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