

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 MARIE 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

\$819,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,000

Property type

House

Suburb

Boronia

Period-from

01 Sep 2025

to

31 Aug 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

19 AUBREY GROVE BORONIA VIC 3155	\$805,000	05-May-26
1/12 HARCOURT ROAD BORONIA VIC 3155	\$760,000	17-Jun-26
38 DEVENISH ROAD BORONIA VIC 3155	\$755,500	15-Aug-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: 28 September 2026


19 AUBREY GROVE BORONIA VIC 3155

Sold Price

^{RS}
\$805,000

Sold Date

05-May-26
 3

 1

 2

Distance

0.97km

1/12 HARCOURT ROAD BORONIA VIC 3155

Sold Price

\$760,000

Sold Date

17-Jun-26
 4

 1

 2

Distance

0.83km

38 DEVENISH ROAD BORONIA VIC 3155

Sold Price

^{RS}
\$755,500

Sold Date

15-Aug-26
 3

 1

 -

Distance

1.91km
RS = Recent sale

UN = Undisclosed Sale

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