

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

1/15 MARLAND ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Boronia

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

| | | |
|---------------------------------------|-----------|-----------|
| G04/8 BAMBURY STREET BORONIA VIC 3155 | \$525,000 | 23-Feb-25 |
| 1/2A BENNETT STREET BORONIA VIC 3155 | \$560,000 | 10-Apr-25 |
| 7/37 CHANDLER ROAD BORONIA VIC 3155 | \$547,000 | 10-Apr-25 |

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: 23 May 2025



**004/8 BAMBURY STREET
BORONIA VIC 3155**

 2  1  1

Sold Price

\$525,000

Sold Date

23-Feb-25

Distance

0.35km



**1/2A BENNETT STREET BORONIA
VIC 3155**

 2  1  1

Sold Price

^{RS} **\$560,000**

Sold Date

10-Apr-25

Distance

0.51km



**7/37 CHANDLER ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

^{RS} **\$547,000**

Sold Date

10-Apr-25

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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