

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

2/31 MCDONALD CRESCENT 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$889,500

Property type

House

Suburb

Boronia

Period-from

01 Aug 2025

to

31 Jul 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

3/41 STEWART STREET BORONIA VIC 3155	\$835,000	20-Mar-26
3/49-51 DEMOCRAT DRIVE THE BASIN VIC 3154	\$785,000	10-Apr-26
2/28 CYPRESS AVENUE BORONIA VIC 3155	\$793,000	20-Mar-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: 20 August 2026



**3/41 STEWART STREET BORONIA
VIC 3155**

 3  2  2

Sold Price **\$835,000** Sold Date **20-Mar-26**

Distance **0.85km**



**3/49-51 DEMOCRAT DRIVE THE
BASIN VIC 3154**

 3  2  2

Sold Price **\$785,000** Sold Date **10-Apr-26**

Distance **0.52km**

**2/28 CYPRESS AVENUE BORONIA
VIC 3155**

 3  2  2

Sold Price **\$793,000** Sold Date **20-Mar-26**

Distance **1.99km**

RS = Recent sale UN = Undisclosed Sale

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