Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 20 Woodmason Road, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$900,000		&		\$950,000					
Median sale price										
Median price	\$850,000	Pro	Property Type Ho		louse		Suburb	Boronia		
Period - From	23/05/2024	to	22/05/2025		So	urce	Property	/ Data		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1 Valerie St BORONIA 3155	\$900,000	18/03/2025
2	6 Browning Rd BORONIA 3155	\$920,000	22/01/2025
3	7 Springfield Rd BORONIA 3155	\$900,000	26/11/2024

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 six months.

This Statement of Information was prepared on:

23/05/2025 11:17

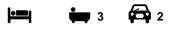


20 Woodmason Road, Boronia Vic 3155



John Stack





Rooms: 1 Property Type: House Land Size: 988 sqm approx Agent Comments 9908 5700 0402 443 312 johnstack@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$950,000 Median House Price 23/05/2024 - 22/05/2025: \$850,000

Comparable Properties

Contraction of the second seco	1 Valerie St BORONIA 3155 (REI/VG) 3 1 2 Price: \$900,000 Method: Private Sale Date: 18/03/2025 Property Type: House Land Size: 1064 sqm approx	Agent Comments
	6 Browning Rd BORONIA 3155 (REI) 3 1 2 Price: \$920,000 Method: Sold Before Auction Date: 22/01/2025 Property Type: House (Res) Land Size: 982 sqm approx	Agent Comments
	7 Springfield Rd BORONIA 3155 (VG) 3	Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



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