

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

29 ARMY 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

\$790,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$889,500

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

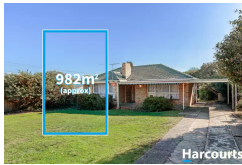
Date of sale

3 BELLEVUE COURT BORONIA VIC 3155	\$790,000	26-May-26
10 HAYLES STREET BORONIA VIC 3155	\$805,000	15-May-26
13 ALLAMBANAN DRIVE BAYSWATER NORTH VIC 3153	\$790,000	02-Jul-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: 03 September 2026


3 BELLEVUE COURT BORONIA VIC 3155

Sold Price

\$790,000

Sold Date

26-May-26
 3

 1

 1

Distance

0.57km

10 HAYLES STREET BORONIA VIC 3155

Sold Price

\$805,000

Sold Date

15-May-26
 3

 1

 2

Distance

0.32km

13 ALLAMBANAN DRIVE BAYSWATER NORTH VIC 3153

Sold Price

\$790,000

Sold Date

02-Jul-26
 3

 2

 1

Distance

1.14km
RS = Recent sale

UN = Undisclosed Sale

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