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

342 DORSET ROAD BORONIA VIC 3155

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee		&	\$756,800				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$827,000	Property type	House	Suburb	Boronia				

31 Mar 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Apr 2024

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.

to

Address of comparable property	Price	Date of sale
344 DORSET ROAD BORONIA VIC 3155	\$700,000	22-Mar-25
412 DORSET ROAD BORONIA VIC 3155	\$690,000	19-Oct-24
4 DEBORAH AVENUE BORONIA VIC 3155	\$750,000	16-Dec-24

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: 29 April 2025



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Neo Chen

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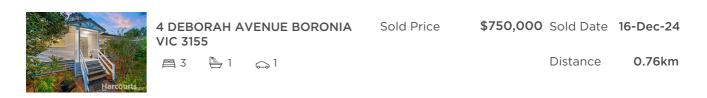
E neo.chen@juddwhite.com.au



344 DORSET ROAD BORONIA VIC 3155			ROAD BORONIA VIC	Sold Price	^{RS} \$700,000	Sold Date	22-Mar-25
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	412 DORSET ROAD BORONIA VIC 3155		Sold Price	\$690,000	Sold Date	19-Oct-24	
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RS = Recent sale UN = Undisclosed Sale

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