# 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

9 CARNARVON AVENUE THE BASIN VIC 3154

### 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	\$860,250	Prop	erty type	rty type House		Suburb	The Basin
Period-from	01 Jul 2024	to	30 Jun 2	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
9 BAMBURY STREET BORONIA VIC 3155	\$790,050	12-May-25
9 BORONIA ROAD BORONIA VIC 3155	\$800,000	19-Feb-25
30 HARNETT STREET BORONIA VIC 3155	\$815,500	21-Mar-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: 21 July 2025





John Garnett

P 97625222

M 0425231779

E john.garnett@harcourts.com.au



9 BAMBURY STREET BORONIA VIC Sold Price 3155

**\$790,050** Sold Date **12-May-25** 

Distance

1.5km



9 BORONIA ROAD BORONIA VIC 3155

⇔ 2

Sold Price

\$800,000 Sold Date 19-Feb-25

Distance

0.98km



**30 HARNETT STREET BORONIA** 

Sold Price

**\$815,500** Sold Date **21-Mar-25** 

Distance 1.08km

**VIC 3155** 

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UN = Undisclosed Sale

**RS** = Recent sale

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