

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

1/7 HASTINGS AVENUE 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Other

Suburb

Boronia

Period-from

01 Jul 2024

to

30 Jun 2025

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

2/203 BORONIA ROAD BORONIA VIC 3155	\$680,000	07-Jul-25
1/44 HAZELWOOD ROAD BORONIA VIC 3155	\$680,000	17-Apr-25
24 GARDEN AVENUE BORONIA VIC 3155	\$650,000	21-Jun-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: 23 July 2025



**2/203 BORONIA ROAD BORONIA
VIC 3155**

 3  2  1

Sold Price

^{RS} **\$680,000**

Sold Date

07-Jul-25

Distance

1.1km



**1/44 HAZELWOOD ROAD
BORONIA VIC 3155**

 3  1  2

Sold Price

\$680,000

Sold Date

17-Apr-25

Distance

1km



**24 GARDEN AVENUE BORONIA
VIC 3155**

 3  1  1

Sold Price

^{RS} **\$650,000**

Sold Date

21-Jun-25

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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