

# 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

24 Iris Crescent, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$970,000 & \$1,060,000

### Median sale price

Median price \$900,000 Property Type House Suburb Boronia

Period - From 01/01/2025 to 31/03/2025 Source REIV

### 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.

	Address of comparable property	Price	Date of sale
1	4/29 Stewart St BORONIA 3155	\$1,110,000	12/04/2025
2	38 Paton Cr BORONIA 3155	\$1,000,250	26/03/2025
3	20 Rose Av BORONIA 3155	\$1,030,000	01/02/2025

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:

27/06/2025 12:07



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1095 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$970,000 - \$1,060,000  
**Median House Price**  
 March quarter 2025: \$900,000

## Comparable Properties



**4/29 Stewart St BORONIA 3155 (REI)**

Agent Comments



**Price:** \$1,110,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** House (Res)  
**Land Size:** 1000 sqm approx



**38 Paton Cr BORONIA 3155 (REI/VG)**

Agent Comments



**Price:** \$1,000,250  
**Method:** Private Sale  
**Date:** 26/03/2025  
**Property Type:** House  
**Land Size:** 1219 sqm approx



**20 Rose Av BORONIA 3155 (VG)**

Agent Comments



**Price:** \$1,030,000  
**Method:** Sale  
**Date:** 01/02/2025  
**Property Type:** Development Site (Res)  
**Land Size:** 986 sqm approx

**Account - Woodards** | P: 0390563899