Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	24 Iris Crescent, Boronia Vic 3155
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price	\$900,000	Pro	perty 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)

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Price: \$1,110,000 **Method:** Auction Sale **Date:** 12/04/2025

Property Type: House (Res) **Land Size:** 1000 sqm approx

Agent Comments



38 Paton Cr BORONIA 3155 (REI/VG)

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Price: \$1,000,250 Method: Private Sale Date: 26/03/2025 Property Type: House

Land Size: 1219 sqm approx

Agent Comments



20 Rose Av BORONIA 3155 (VG)

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Price: \$1,030,000 Method: Sale Date: 01/02/2025

Property Type: Development Site (Res)

Land Size: 986 sqm approx

Agent Comments

Account - Woodards | P: 0390563899





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