

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

1/5 ALLANDALE ROAD 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

\$710,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2024

to

31 May 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

2/39 AUBREY GROVE BORONIA VIC 3155	\$750,000	20-Jun-25
3/5 KENNETH ROAD BAYSWATER VIC 3153	\$778,000	09-Apr-25
5/19 DIXON COURT BORONIA VIC 3155	\$760,000	15-Jan-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: 25 June 2025



**2/39 AUBREY GROVE BORONIA
VIC 3155**

Sold Price

^{RS}

\$750,000

Sold Date

20-Jun-25



3



3



1

Distance

1.35km



**3/5 KENNETH ROAD BAYSWATER
VIC 3153**

Sold Price

\$778,000

Sold Date

09-Apr-25



3



2



2

Distance

1.98km



**5/19 DIXON COURT BORONIA VIC
3155**

Sold Price

\$760,000

Sold Date

15-Jan-25



3



2



2

Distance

2.18km

RS = Recent sale

UN = Undisclosed Sale

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