

Harcourts Rowville

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: 58 Paton Crescent Boronia VIC 3155

Indicative selling price

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

Price range \$690,000 to \$750,000

Median sale price

Median Price: \$865,000

Property Type: House




Suburb: Boronia VIC 3155

Period From: April 2025 to June 2025

Source: REIV

Comparable property sales

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
	3/45 Rowan Street Boronia	\$720,000	12/07/2025
	1/31 Manuka Drive Boronia	\$730,000	28/06/2025
	1/71 Devenish Road Boronia	\$715,000	16/04/2025

This Statement of Information was prepared on: 21st July 2025