

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

2/35 RUSSELL CRESCENT 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

Suburb

Boronia

Period-from

01 Mar 2025

to

28 Feb 2026

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

6/19 DIXON COURT BORONIA VIC 3155	\$721,800	27-Feb-26
1/16 RUSSELL CRESCENT BORONIA VIC 3155	\$780,000	17-Dec-25
2/2 JOYCE STREET BORONIA VIC 3155	\$725,000	06-Nov-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: 17 March 2026


6/19 DIXON COURT BORONIA VIC 3155

Sold Price

^{RS} **\$721,800** ^{UN}

 Sold Date **27-Feb-26**
 2

  1

  1

 Distance **0.69km**

1/16 RUSSELL CRESCENT BORONIA VIC 3155

Sold Price

\$780,000

 Sold Date **17-Dec-25**
 2

  1

  1

 Distance **0.15km**

2/2 JOYCE STREET BORONIA VIC 3155

Sold Price

\$725,000

 Sold Date **06-Nov-25**
 2

  1

  1

 Distance **1.75km**
RS = Recent sale
UN = Undisclosed Sale

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