

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/47 DIXON COURT, BORONIA, VIC 3155



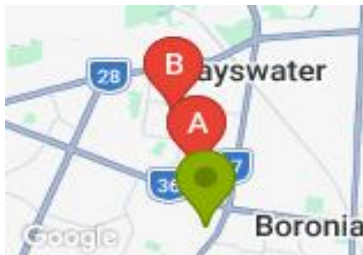
Indicative Selling Price

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

Single Price: \$749,000

Provided by: Dylan Hare, LOCI Real Estate

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (Other)

\$907,500

01 January 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10/11 THE HVN, BAYSWATER, VIC 3153



Sale Price

\$760,000

Sale Date: 25/10/2025

Distance from Property: 780m



2/15 COMRIE CRT, BAYSWATER, VIC 3153



Sale Price

***\$794,000**

Sale Date: 03/02/2026

Distance from Property: 1.7km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2/47 DIXON COURT, BORONIA, VIC 3155

Indicative selling price

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

Single Price: \$749,000


Median sale price

Median price: \$907,500

Property type: Other

Suburb: BORONIA

Period: 01 January 2025 to 31 December 2025

Source: 

Comparable property sales

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.

Address of comparable property

Price

Date of sale

10/11 THE HVN, BAYSWATER, VIC 3153	\$760,000	25/10/2025
2/15 COMRIE CRT, BAYSWATER, VIC 3153	*\$794,000	03/02/2026

This Statement of Information was prepared on: 04/03/2026

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/47 DIXON COURT, BORONIA, VIC 3155



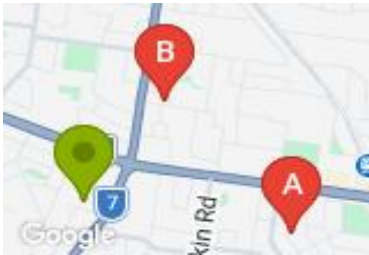
Indicative Selling Price

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

Single Price: \$939,000

Provided by: Dylan Hare, LOCI Real Estate

MEDIAN SALE PRICE



BORONIA, VIC, 3155

Suburb Median Sale Price (Other)

\$907,500

01 January 2025 to 31 December 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1/13 TULIP CRES, BORONIA, VIC 3155



Sale Price

\$1,012,000

Sale Date: 14/10/2025

Distance from Property: 1.4km



7 BROWNING RD, BORONIA, VIC 3155



Sale Price

***\$955,000**

Sale Date: 14/11/2025

Distance from Property: 893m



Statement of Information

Single residential property located in the Melbourne metropolitan area

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Property offered for sale


Address Including suburb and postcode:

Indicative selling price

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

Single Price:

Median sale price

Median price: Property type: Suburb:
Period: Source: 

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1/13 TULIP CRES, BORONIA, VIC 3155	\$1,012,000	14/10/2025
7 BROWNING RD, BORONIA, VIC 3155	*\$955,000	14/11/2025

This Statement of Information was prepared on: