

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

4/54 TULIP 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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2024

to

31 Mar 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

13 MONCOE STREET BORONIA VIC 3155	\$770,000	12-Mar-25
5/19 DIXON COURT BORONIA VIC 3155	\$760,000	15-Jan-25
1/9 HARCOURT ROAD BORONIA VIC 3155	\$750,000	02-Nov-24

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: 09 April 2025



13 MONCOE STREET BORONIA VIC 3155

Sold Price

^{RS} **\$770,000**

Sold Date

12-Mar-25

3

1

1

Distance

1.51km



5/19 DIXON COURT BORONIA VIC 3155

Sold Price

\$760,000

Sold Date

15-Jan-25

3

2

2

Distance

1.79km



1/9 HARCOURT ROAD BORONIA VIC 3155

Sold Price

\$750,000

Sold Date

02-Nov-24

3

2

2

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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