

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

12/2 DIXON COURT 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

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

5/19 DIXON COURT BORONIA VIC 3155	\$760,000	15-Jan-25
2/241 BORONIA ROAD BORONIA VIC 3155	\$785,000	01-Feb-25
1/3 LANGWITH AVENUE BORONIA VIC 3155	\$765,000	06-Dec-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: 02 April 2025



5/19 DIXON COURT BORONIA VIC 3155

Sold Price

\$760,000

Sold Date

15-Jan-25



3



2



2

Distance

0.17km



2/241 BORONIA ROAD BORONIA VIC 3155

Sold Price

^{RS} **\$785,000**

Sold Date

01-Feb-25



3



2



2

Distance

0.72km



1/3 LANGWITH AVENUE BORONIA VIC 3155

Sold Price

\$765,000

Sold Date

06-Dec-24



3



2



2

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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