

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

2/45 HAZELWOOD ROAD 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

\$860,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Boronia

Period-from

01 May 2025

to

30 Apr 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

2/19 TULIP CRESCENT BORONIA VIC 3155	\$952,500	17-Mar-26
2/13 RAWLINGS AVENUE FERNTREE GULLY VIC 3156	\$950,000	23-Feb-26
3/22 GERTONIA AVENUE BORONIA VIC 3155	\$934,000	12-Mar-26

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: 07 May 2026



**2/19 TULIP CRESCENT BORONIA
VIC 3155**

 4  2  2

Sold Price

^{RS}

\$952,500

Sold Date

17-Mar-26

Distance

0.33km



**2/13 RAWLINGS AVENUE
FERNTREE GULLY VIC 3156**

 4  3  2

Sold Price

\$950,000

Sold Date

23-Feb-26

Distance

0.48km



**3/22 GERTONIA AVENUE
BORONIA VIC 3155**

 4  2  2

Sold Price

^{RS}

\$934,000

Sold Date

12-Mar-26

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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