

## 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 STRAHAN COURT BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$980,000

### 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

3 KRISTEN COURT BORONIA VIC 3155	\$980,000	13-Dec-25
33 KINGS COLLEGE DRIVE BAYSWATER VIC 3153	\$1,128,000	28-Feb-26
65 CHARTWELL DRIVE WANTIRNA VIC 3152	\$972,000	14-Jan-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: 05 March 2026


**3 KRISTEN COURT BORONIA VIC 3155**
 4
  1
  2

Sold Price

**\$980,000**

Sold Date

**13-Dec-25**

Distance

**1.55km**

**33 KINGS COLLEGE DRIVE BAYSWATER VIC 3153**
 4
  2
  2

Sold Price

<sup>RS</sup> **\$1,128,000**

Sold Date

**28-Feb-26**

Distance

**0.81km**

**65 CHARTWELL DRIVE WANTIRNA VIC 3152**
 4
  2
  2

Sold Price

<sup>RS</sup> **\$972,000**

Sold Date

**14-Jan-26**

Distance

**1.79km**

RS = Recent sale

UN = Undisclosed Sale

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