

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

7/23 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,500

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2025

to

31 Mar 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

3/9 PINE ROAD BAYSWATER VIC 3153	\$632,000	04-Oct-25
3/5 HENRY STREET BORONIA VIC 3155	\$682,000	04-Nov-25
2/28 STONEHAVEN AVENUE BORONIA VIC 3155	\$685,000	24-Nov-25

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: 22 April 2026



3/9 PINE ROAD BAYSWATER VIC 3153

 2  1  1

Sold Price

\$632,000

Sold Date **04-Oct-25**

Distance **1.79km**



3/5 HENRY STREET BORONIA VIC 3155

 3  1  1

Sold Price

\$682,000

Sold Date **04-Nov-25**

Distance **1.81km**



2/28 STONEHAVEN AVENUE BORONIA VIC 3155

 2  1  1

Sold Price

\$685,000

Sold Date **24-Nov-25**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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