

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
5 Normleith Grove, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000 & \$950,000

Median sale price

Median price \$892,000 Property Type House Suburb Boronia
Period - From 01/01/2025 to 31/12/2025 Source REIV

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 six 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
1	2 Moncoe St BORONIA 3155	\$875,000	24/11/2025
2	6 Hillside Av BORONIA 3155	\$926,000	21/11/2025
3	2 Melrose Ct BORONIA 3155	\$910,000	02/09/2025

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 six months.~~

This Statement of Information was prepared on:

03/02/2026 09:02

**Property Type:** House (Res)**Land Size:** 1205 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median House Price

Year ending December 2025: \$892,000

Comparable Properties

**2 Moncoe St BORONIA 3155 (REI/VG)****Price:** \$875,000**Method:** Private Sale**Date:** 24/11/2025**Property Type:** House**Land Size:** 1011 sqm approx

Agent Comments

**6 Hillside Av BORONIA 3155 (VG)****Price:** \$926,000**Method:** Sale**Date:** 21/11/2025**Property Type:** House (Res)**Land Size:** 754 sqm approx

Agent Comments

**2 Melrose Ct BORONIA 3155 (REI/VG)****Price:** \$910,000**Method:** Private Sale**Date:** 02/09/2025**Rooms:** 5**Property Type:** House (Res)**Land Size:** 725 sqm approx

Agent Comments

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481