

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

1/31 IRIS CRESCENT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,500

Property type

Unit

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

3/89 ALBERT AVENUE BORONIA VIC 3155	\$620,000	07-Mar-26
1/11 MONCOE STREET BORONIA VIC 3155	\$660,000	27-Feb-26
13/235 SCORESBY ROAD BORONIA VIC 3155	\$675,000	17-Sep-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: 12 March 2026



3/89 ALBERT AVENUE BORONIA VIC 3155

2 1 1

Sold Price

^{RS} \$620,000 Sold Date 07-Mar-26

Distance 1.45km



1/11 MONCOE STREET BORONIA VIC 3155

2 1 1

Sold Price

^{RS} \$660,000 Sold Date 27-Feb-26

Distance 1.39km



13/235 SCORESBY ROAD BORONIA VIC 3155

2 1 1

Sold Price

\$675,000 Sold Date 17-Sep-25

Distance 1.52km

RS = Recent sale

UN = Undisclosed Sale

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