

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

45 HILDA AVENUE 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

\$746,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

House

Suburb

Boronia

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

336 COLCHESTER ROAD BAYSWATER NORTH VIC 3153	\$790,000	11-Dec-24
1 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$805,000	13-Jan-25
1 CAMELIA CRESCENT THE BASIN VIC 3154	\$788,800	21-Sep-24

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: 21 February 2025



**336 COLCHESTER ROAD
BAYSWATER NORTH VIC 3153**

4 2 2

Sold Price **\$790,000** Sold Date **11-Dec-24**

Distance **1.2km**



**1 HAMILTON ROAD BAYSWATER
NORTH VIC 3153**

4 2 2

Sold Price ^{RS} **\$805,000** Sold Date **13-Jan-25**

Distance **1.48km**



**1 CAMELIA CRESCENT THE BASIN
VIC 3154**

4 1 2

Sold Price **\$788,800** Sold Date **21-Sep-24**

Distance **1.97km**



**5 LOCKWOODS ROAD BORONIA
VIC 3155**

4 1 2

Sold Price **\$772,000** Sold Date **02-Nov-24**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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