

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

25 DEMOCRAT DRIVE THE BASIN VIC 3154

Indicative selling price

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

Single Price

\$929,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

The Basin

Period-from

01 Aug 2024

to

31 Jul 2025

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

34 DORRIGO DRIVE BORONIA VIC 3155	\$1,125,000	16-Apr-25
16 ROWAN AVENUE BORONIA VIC 3155	\$1,190,000	31-May-25
43 WATERMOOR AVENUE KILSYTH SOUTH VIC 3137	\$1,190,000	16-Mar-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: 08 August 2025


34 DORRIGO DRIVE BORONIA VIC 3155

Sold Price

^{RS}
\$1,125,000

Sold Date

16-Apr-25

4

2

2

Distance

0.35km

16 ROWAN AVENUE BORONIA VIC 3155

Sold Price

^{RS}
\$1,190,000

Sold Date

31-May-25

4

2

3

Distance

0.54km

43 WATERMOOR AVENUE KILSYTH SOUTH VIC 3137

Sold Price

\$1,190,000

Sold Date

16-Mar-25

4

3

2

Distance

1.7km
RS = Recent sale

UN = Undisclosed Sale

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