

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

30 ACADEMY 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

or range
between

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$897,500

Property type

House

Suburb

The Basin

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

9 PETERSFIELD COURT BORONIA VIC 3155	\$1,131,000	14-Feb-26
26 WATERMOOR AVENUE KILSYTH SOUTH VIC 3137	\$1,230,000	05-Mar-26
9 LYNDON ROAD BORONIA VIC 3155	\$1,092,000	31-Jan-26

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 April 2026



**9 PETERSFIELD COURT BORONIA
VIC 3155**

 4  2  3

Sold Price

^{RS} **\$1,131,000**

Sold Date

14-Feb-26

Distance

1.32km



**26 WATERMOOR AVENUE
KILSYTH SOUTH VIC 3137**

 4  2  2

Sold Price

^{RS} **\$1,230,000**

Sold Date

05-Mar-26

Distance

1.81km



**9 LYNDON ROAD BORONIA VIC
3155**

 4  2  2

Sold Price

\$1,092,000

Sold Date

31-Jan-26

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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