

PROPERTY REPORT

10 Stuart Street The Basin VIC
3154

Prepared for: Simon Lehman
Prepared on: 04 August 2026

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10 Stuart Street The Basin VIC 3154

3	2	2	-	1,069m^2

Property Details

Lot/Plan	LOT 40 LP10942	**Property Type**	House
Year Built	-	**Council Area**	Knox
Zone	NRZ1, Neighbourhood Residential Zone - Schedule 1	**Land Use Primary**	Detached Dwelling









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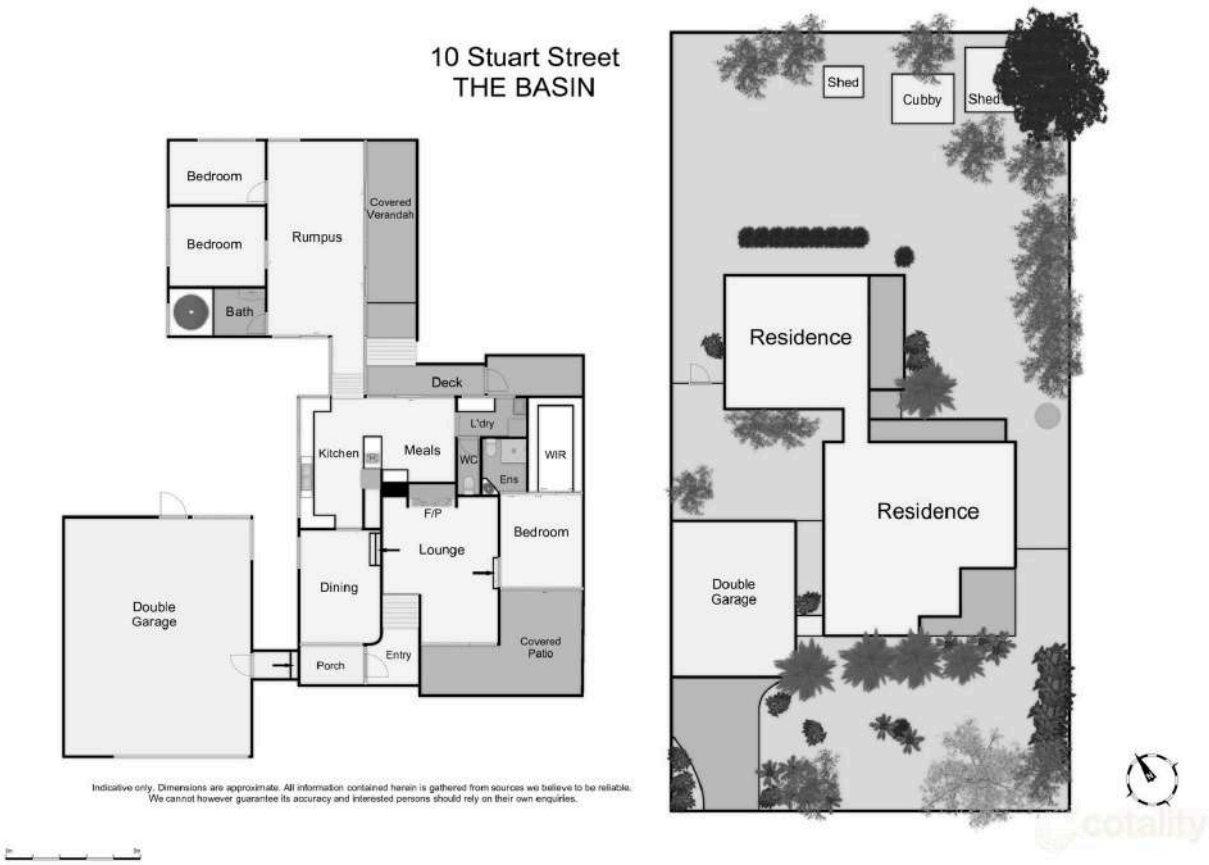

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Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$925,000	$850,000 - $997,000	

Estimated Value as at 27 July 2026. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about the estimated value, please refer to the below and the end of this document.

How to read this estimate

The estimate has been broken into confidence level categories based on the criteria listed below

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

Property Activity Summary

Date	Activity	Value	Details
02 Jul 2023	Sold	$870,000	Sale Method: Private Treaty, Sale Advised by: Government
15 Jun 2023	For Sale	-	Campaign period: 15/06/2023 - 24/07/2023, Listing Type: Tender, Listed by: Kyle Bell, Barry Plant Boronia, Days on market: 18
05 Oct 2021	Sold	-	Sale Method: Unknown, Sale Advised by: Government
12 Mar 2007	Sold	$339,950	Sale Method: Unknown, Sale Advised by: Government

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Property Activity Summary

Date	Activity	Value	Details
29 Sep 2004	For Sale	255,000+	Campaign period: 29/09/2004 - 29/09/2004, Listing Type: Private Treaty, Listed by: GARRETT CHRIS, KNOX FIRST NATIONAL REAL ESTATE, Days on market: 1
23 Sep 2004	Sold	$275,000	Sale Method: Unknown, Sale Advised by: Government
23 Sep 2000	Sold	$187,000	Sale Method: Unknown, Sale Advised by: Government
27 Feb 1995	Sold	$146,500	Sale Method: Unknown, Sale Advised by: Government
22 Jun 1976	Sold	$18,000	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties



21 Christopher Avenue The Basin VIC 3154

3	2	5	-	727m²

Sale Price **$935,000** Sale Method Private Treaty

Sale Date 25/07/2026 Days on Market 11

0.2km from property



1 Sapphire Avenue Boronia VIC 3155

3	2	4	127m²	735m²

Sale Price **$948,000** Sale Method Private Treaty

Sale Date 18/06/2026 Days on Market 8

0.4km from property



25A Mercia Avenue The Basin VIC 3154

3	2	1	123m²	1,188m²

Sale Price **$825,000** Sale Method -

Sale Date 21/11/2025 Days on Market 51

0.5km from property



27 Democrat Drive The Basin VIC 3154

4	2	2	166m²	800m²

Sale Price **$950,000** Sale Method Private Treaty

Sale Date 28/11/2025 Days on Market 1

0.7km from property

Agent Advised

10 Stuart Street The Basin VIC 3154

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Properties For Sale



18 Walker Street The Basin VIC 3154

3	1	-	120m²	971m²

First Ad Price $820,000 To $890,000

Latest Ad Price $820,000 to $890,000

Listing Method - Days on Market -

0.8km from property



9 Walker Street The Basin VIC 3154

3	1	1	115m²	976m²

First Ad Price $820,000 - $900,000

Latest Ad Price $820,000 - $900,000

Listing Method - Days on Market -

0.8km from property



26 Casuarina Avenue Boronia VIC 3155

3	1	3	129m²	755m²

First Ad Price $850,000-$920,000

Latest Ad Price $850,000-$920,000

Listing Method - Days on Market -

1.1km from property



62 Alexander Crescent Ferntree Gully VIC 3156

3	2	1	128m²	723m²

First Ad Price Fixed Date Sale $830,000-$910,000

Latest Ad Price Fixed Date Sale $830,000-$910,000

Listing Method - Days on Market -

2.1km from property

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Properties For Rent



15 Mercia Avenue The Basin VIC 3154

4 | 2 | 1 | 198m² | 1,110m²

Rent Price **$650/Week** Days on Market -

Campaign Period 27 Jul 2026 - 03 Aug

0.5km from property



10 Olive Grove Boronia VIC 3155

3 | 2 | 1 | 145m² | 1,035m²

Rent Price **$750/Week** Days on Market -

Campaign Period 02 Jun 2026 - 03 Aug

1.9km from property



1240 Mountain Highway The Basin VIC 3154

3 | 1 | 3 | - | 1,179m²

Rent Price **$630/Week** Days on Market -

Campaign Period 17 Jul 2026 - 03 Aug 2026

0.6km from property



76 Mount View Road Boronia VIC 3155

5 | 3 | 2 | - | 1,048m²

Rent Price **$890/Week** Days on Market -

Campaign Period 15 Jul 2026 - 03 Aug 2026

0.6km from property

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Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	The Basin Primary School 1 Liverpool Road The Basin VIC 3154	0.9km	Primary	Mixed	Government	521
	St Bernadette's Catholic Primary School 1264 Mountain Highway The Basin VIC 3154	0.4km	Primary	Mixed	Non-Government	234
	Christadelphian Heritage College Melbourne 16 Clevedon Road The Basin VIC 3154	1.2km	Primary	Mixed	Non-Government	47
	Boronia K-12 College 35-37 Albert Avenue Boronia VIC 3155	1.8km	Combined	Mixed	Government	624
	Boronia Heights Primary School 4 Phipps Avenue Boronia VIC 3155	1.8km	Primary	Mixed	Government	497

Property within school catchment

Property outside school catchment (government)/no catchment applies (non-government)

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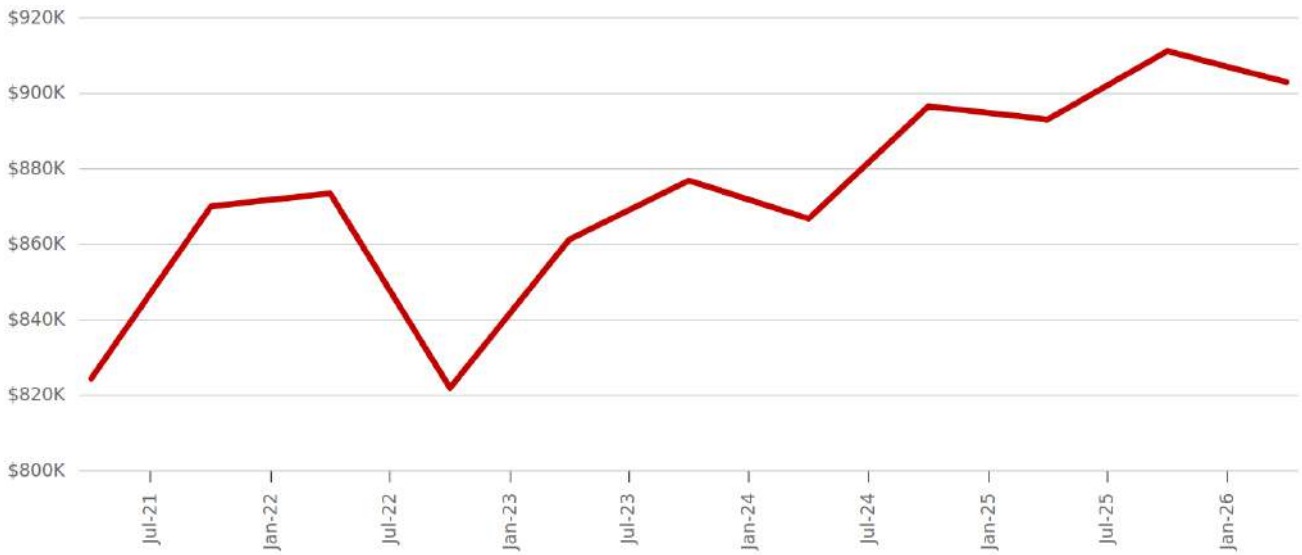
The Basin Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Apr 2026	62	$902,807	▲ 1.10%
Apr 2025	56	$892,921	▲ 3.03%
Apr 2024	61	$866,642	▲ 0.64%
Apr 2023	57	$861,105	▼ 1.39%
Apr 2022	66	$873,312	▲ 5.94%
Apr 2021	53	$824,293	▲ 11.90%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2026	2025
16	23

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The Basin Insights - Houses

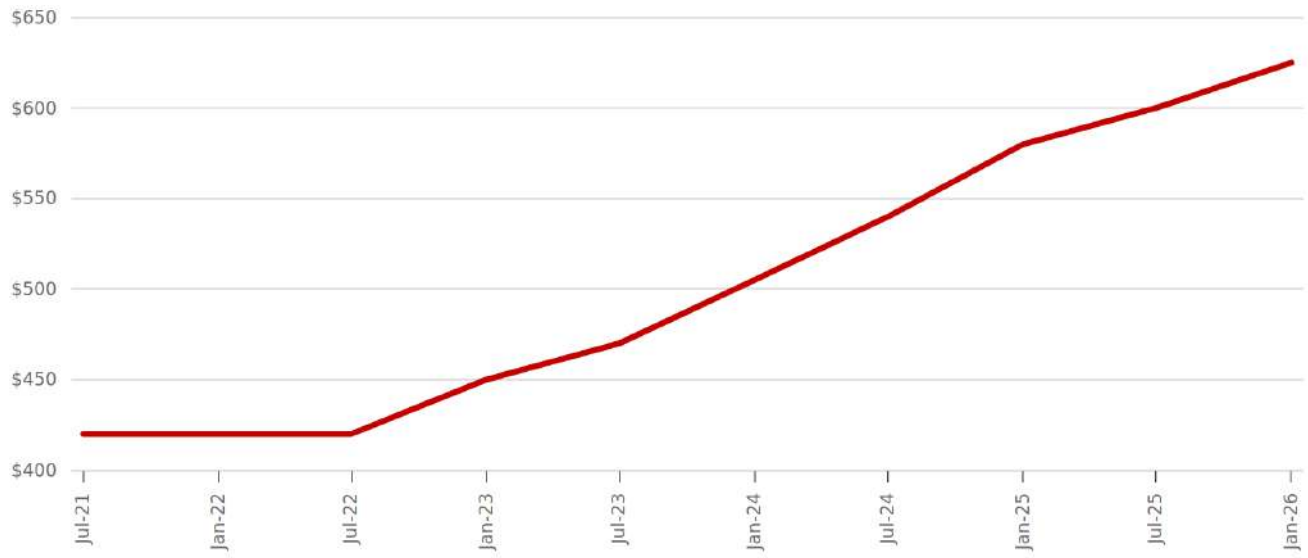
Median Weekly Asking Rent

2026	2025
$625	-

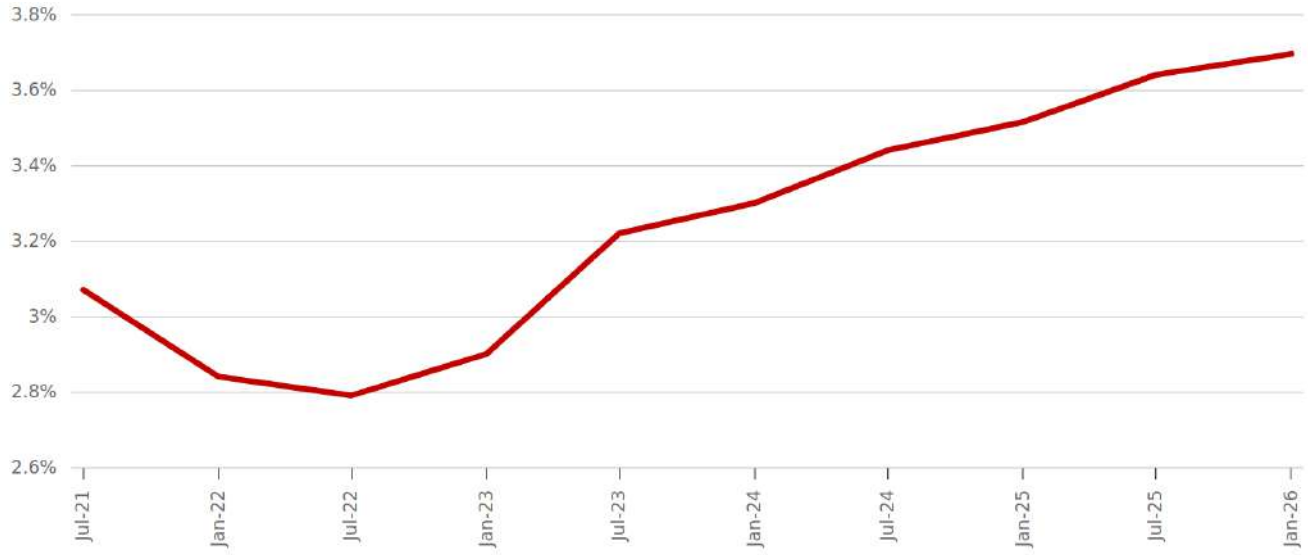
Indicative Gross Rental Yield

2026	2025
3.69%	-

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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