

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

1/193 BORONIA ROAD 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,650

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

7/2 WOODVALE ROAD BORONIA VIC 3155	\$570,000	01-Nov-25
105/22 PARK CRESCENT BORONIA VIC 3155	\$552,500	13-Oct-25
1/37 CHANDLER ROAD BORONIA VIC 3155	\$620,000	09-Dec-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: 02 March 2026



**7/2 WOODVALE ROAD BORONIA
VIC 3155**

 2  1  2

Sold Price

\$570,000

Sold Date

01-Nov-25

Distance

0.21km



**105/22 PARK CRESCENT BORONIA
VIC 3155**

 2  1  1

Sold Price

\$552,500

Sold Date

13-Oct-25

Distance

0.56km



**1/37 CHANDLER ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

\$620,000

Sold Date

09-Dec-25

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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