

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

1/3 Woodvale Road, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000

&

\$700,000

Median sale price

Median price \$710,000

Property Type Unit

Suburb Boronia

Period - From 01/07/2025

to 30/06/2026

Source REIV

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 six 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
1	1/155 Dorset Rd BORONIA 3155	\$625,000	02/06/2026
2	1b Sutton Av BORONIA 3155	\$731,230	28/05/2026
3			

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 six months.~~

This Statement of Information was prepared on:

15/09/2026 16:33

1/3 Woodvale Road, Boronia Vic 3155

JellisCraig

Hugh Francis

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending June 2026: \$710,000



3 1 1

Property Type: Unit

Land Size: 461 sqm approx

Agent Comments

Comparable Properties



1/155 Dorset Rd BORONIA 3155 (REI)

Agent Comments

3 1 2

Price: \$625,000

Method: Private Sale

Date: 02/06/2026

Property Type: Unit

Land Size: 433 sqm approx



1b Sutton Av BORONIA 3155 (REI)

Agent Comments

3 1 1

Price: \$731,230

Method: Private Sale

Date: 28/05/2026

Property Type: House (Res)

Land Size: 382 sqm approx

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 six months.

Account - Jellis Craig | P: (03) 9908 5700



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