

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

2/16 BENNETT STREET 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2025

to

31 Aug 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

3/2 RANGEVIEW ROAD BORONIA VIC 3155	\$590,000	18-Jun-26
10 MARLAND ROAD BORONIA VIC 3155	\$640,000	03-Jun-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: 10 September 2026


**3/2 RANGEVIEW ROAD BORONIA
VIC 3155**

Sold Price

\$590,000

Sold Date

18-Jun-26
 2

 1

 1

Distance

0.57km

**10 MARLAND ROAD BORONIA VIC
3155**

Sold Price

\$640,000

Sold Date

03-Jun-26
 3

 1

 1

Distance

0.66km
RS = Recent sale

UN = Undisclosed Sale

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