

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

2/204 Boronia Rd, Boronia Vic 3155

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price

\$722,500

Property Type

Townhouse

Suburb

Boronia

Period - From

20/05/2025

to

19/05/2026

Source

Property Data

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	41 Cypress Av BORONIA 3155	\$735,000	19/03/2026
2	2a Brown St BORONIA 3155	\$710,000	12/02/2026
3	4/10 Conway Ct BORONIA 3155	\$715,000	06/12/2025

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:

20/05/2026 12:18

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

3/204 Boronia Rd, Boronia Vic 3155

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$722,500

Property Type Townhouse

Suburb Boronia

Period - From 20/05/2025

to

19/05/2026

Source Property Data

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	41 Cypress Av BORONIA 3155	\$735,000	19/03/2026
2	2a Brown St BORONIA 3155	\$710,000	12/02/2026
3	4/10 Conway Ct BORONIA 3155	\$715,000	06/12/2025

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:

20/05/2026 12:22

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

4/204 Boronia Rd, Boronia Vic 3155

Indicative selling price

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$720,000 Property Type Townhouse Suburb Boronia

Period - From 13/05/2025 to 12/05/2026 Source Property Data

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	2/28 Cypress Av BORONIA 3155	\$793,000	26/03/2026
2	5/335 Dorset Rd BORONIA 3155	\$790,000	25/02/2026
3	5/4 Stonehaven Av BORONIA 3155	\$709,500	17/01/2026

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: 13/05/2026 10:50

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

5/204 Boronia Rd, Boronia Vic 3155

Indicative selling price

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

Range between \$730,000

&

\$790,000

Median sale price

Median price \$722,500

Property Type Townhouse

Suburb Boronia

Period - From 20/05/2025

to

19/05/2026

Source Property Data

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	2/28 Cypress Av BORONIA 3155	\$793,000	26/03/2026
2	5/335 Dorset Rd BORONIA 3155	\$790,000	25/02/2026
3	1/24 Springfield Rd BORONIA 3155	\$791,000	21/02/2026

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:

20/05/2026 12:27

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

7/204 Boronia Rd, Boronia Vic 3155

Indicative selling price

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$722,500 Property Type Townhouse Suburb Boronia

Period - From 20/05/2025 to 19/05/2026 Source Property Data

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	2/28 Cypress Av BORONIA 3155	\$793,000	26/03/2026
2	5/335 Dorset Rd BORONIA 3155	\$790,000	25/02/2026
3	1/24 Springfield Rd BORONIA 3155	\$791,000	21/02/2026

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: 20/05/2026 12:33

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

8/204 Boronia Rd, Boronia Vic 3155

Indicative selling price

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

Range between \$730,000 & \$790,000

Median sale price

Median price \$715,000 Property Type Townhouse Suburb Boronia

Period - From 09/04/2025 to 08/04/2026 Source Property Data

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	2/28 Cypress Av BORONIA 3155	\$793,000	26/03/2026
2	5/335 Dorset Rd BORONIA 3155	\$790,000	25/02/2026
3	5/4 Stonehaven Av BORONIA 3155	\$709,500	17/01/2026

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:

09/04/2026 11:10

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

6/204 Boronia Rd, Boronia Vic 3155

Indicative selling price

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

Range between \$710,000

&

\$760,000

Median sale price

Median price \$722,500

Property Type Townhouse

Suburb Boronia

Period - From 20/05/2025

to 19/05/2026

Source Property Data

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	2/28 Cypress Av BORONIA 3155	\$793,000	26/03/2026
2	5/335 Dorset Rd BORONIA 3155	\$790,000	25/02/2026
3	5/4 Stonehaven Av BORONIA 3155	\$709,500	17/01/2026

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:

20/05/2026 12:11