

# 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

20 Woodmason Road, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$950,000

### Median sale price

Median price \$850,000

Property Type House

Suburb Boronia

Period - From 23/05/2024

to

22/05/2025

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	1 Valerie St BORONIA 3155	\$900,000	18/03/2025
2	6 Browning Rd BORONIA 3155	\$920,000	22/01/2025
3	7 Springfield Rd BORONIA 3155	\$900,000	26/11/2024

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:

23/05/2025 11:17



**Rooms:** 1  
**Property Type:** House  
**Land Size:** 988 sqm approx  
**Agent Comments**

## Comparable Properties



**1 Valerie St BORONIA 3155 (REI/VG)**

**Agent Comments**



**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** House  
**Land Size:** 1064 sqm approx

**6 Browning Rd BORONIA 3155 (REI)**

**Agent Comments**



**Price:** \$920,000  
**Method:** Sold Before Auction  
**Date:** 22/01/2025  
**Property Type:** House (Res)  
**Land Size:** 982 sqm approx

**7 Springfield Rd BORONIA 3155 (VG)**

**Agent Comments**



**Price:** \$900,000  
**Method:** Sale  
**Date:** 26/11/2024  
**Property Type:** Development Site (Res)  
**Land Size:** 1092 sqm approx