

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

3/470 DORSET 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$696,500

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2025

to

31 Mar 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

19/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$655,000	24-Feb-26
9/23 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$665,000	04-Mar-26
2/40-46 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$710,000	11-Nov-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: 22 April 2026



**19/346-354 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$655,000** Sold Date **24-Feb-26**

Distance **1.67km**



**9/23 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

 2  1  2

Sold Price **\$665,000** Sold Date **04-Mar-26**

Distance **1.22km**



**2/40-46 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$710,000** Sold Date **11-Nov-25**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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