

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

4/37 SPRINGFIELD 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

\$780,000

&

\$850,000

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

3/37 SPRINGFIELD ROAD BORONIA VIC 3155	\$828,000	18-Aug-26
2/56 WOODVALE ROAD BORONIA VIC 3155	\$808,000	13-Jun-26
2/37 SPRINGFIELD ROAD BORONIA VIC 3155	\$865,000	17-Mar-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


**3/37 SPRINGFIELD ROAD
BORONIA VIC 3155**
 3  2  -

Sold Price

^{RS}
\$828,000

Sold Date

18-Aug-26

Distance

0.03km

**2/56 WOODVALE ROAD BORONIA
VIC 3155**
 3  2  2

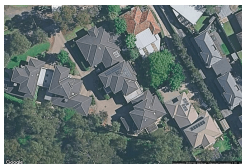
Sold Price

\$808,000

Sold Date

13-Jun-26

Distance

0.14km

**2/37 SPRINGFIELD ROAD
BORONIA VIC 3155**
 3  2  2

Sold Price

\$865,000

Sold Date

17-Mar-26

Distance

0.03km
RS = Recent sale

UN = Undisclosed Sale

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