

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

4/6 William Street, Boronia Vic 3155

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$707,000

Property Type Unit

Suburb Boronia

Period - From 03/06/2025

to

02/06/2026

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	1/183 Dorset Rd BORONIA 3155	\$615,000	21/03/2026
2	3/89 Albert Av BORONIA 3155	\$620,000	07/03/2026
3			

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:

03/06/2026 13:49

Lynn Mitchell
0433 239 617
lynnmitchell@jellisrcraig.com.au



2 1 1

Property Type: Unit
Land Size: 218 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median Unit Price
03/06/2025 - 02/06/2026: \$707,000

Comparable Properties



1/183 Dorset Rd BORONIA 3155 (REI/VG)

Agent Comments

2 1 1

Price: \$615,000
Method: Private Sale
Date: 21/03/2026
Rooms: 3
Property Type: Unit
Land Size: 195 sqm approx



3/89 Albert Av BORONIA 3155 (REI/VG)

Agent Comments

2 1 1

Price: \$620,000
Method: Private Sale
Date: 07/03/2026
Property Type: Unit
Land Size: 137 sqm approx

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.