

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

5/354 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

\$750,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2025

to

31 Jul 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

7/378 DORSET ROAD BORONIA VIC 3155	\$760,000	28-Apr-26
3/54 SINCLAIR ROAD BAYSWATER VIC 3153	\$760,000	28-Mar-26
7/44 SINCLAIR ROAD BAYSWATER VIC 3153	\$772,000	08-Apr-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: 31 August 2026



**7/378 DORSET ROAD BORONIA
VIC 3155**

 3  2  2

Sold Price

\$760,000

Sold Date

28-Apr-26

Distance

0.27km



**3/54 SINCLAIR ROAD
BAYSWATER VIC 3153**

 3  2  2

Sold Price

Sold Date

28-Mar-26

Distance

1.05km



**7/44 SINCLAIR ROAD
BAYSWATER VIC 3153**

 4  2  2

Sold Price

\$772,000

Sold Date

08-Apr-26

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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