

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

1/127 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Boronia

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

4/29 UNDERWOOD ROAD BORONIA VIC 3155	\$480,000	14-Jan-25
1/8 ORCHID AVENUE BORONIA VIC 3155	\$502,500	25-Feb-25
2/2 THE CRESCENT FERNTREE GULLY VIC 3156	\$520,000	24-Jan-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: 12 May 2025


**4/29 UNDERWOOD ROAD
BORONIA VIC 3155**

 2
  1
  1

Sold Price

\$480,000

Sold Date

14-Jan-25

Distance

0.51km

**1/8 ORCHID AVENUE BORONIA VIC
3155**

 2
  1
  1

Sold Price

^{RS} **\$502,500**

Sold Date

25-Feb-25

Distance

1.22km

**2/2 THE CRESCENT FERNTREE
GULLY VIC 3156**

 2
  1
  1

Sold Price

\$520,000

Sold Date

24-Jan-25

Distance

1.07km
RS = Recent sale

UN = Undisclosed Sale

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