

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

1/31 ROBERTSON CRESCENT 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2024

to

31 Aug 2025

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

1/19 WOODMASON ROAD BORONIA VIC 3155	\$640,000	01-Apr-25
1/470 DORSET ROAD BORONIA VIC 3155	\$650,000	11-Jul-25
1/20 FARNHAM ROAD BAYSWATER VIC 3153	\$660,000	07-Apr-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: 09 September 2025


**1/19 WOODMASON ROAD
BORONIA VIC 3155**
 2  1  1

Sold Price **\$640,000** Sold Date **01-Apr-25**

Distance **1.41km**

**1/470 DORSET ROAD BORONIA
VIC 3155**
 2  1  3

Sold Price ^{RS} **\$650,000** Sold Date **11-Jul-25**

Distance **0.76km**

**1/20 FARNHAM ROAD
BAYSWATER VIC 3153**
 3  1  2

Sold Price **\$660,000** Sold Date **07-Apr-25**

Distance **1.84km**
RS = Recent sale

UN = Undisclosed Sale

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