

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

13/235 SCORESBY 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

\$580,000

&

\$630,000

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

2/4 WOODVALE ROAD BORONIA VIC 3155	\$610,000	10-Jul-25
3/4 TUNSTALL AVENUE BORONIA VIC 3155	\$636,000	03-Sep-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


**2/4 WOODVALE ROAD BORONIA
VIC 3155**

Sold Price

\$610,000

Sold Date

10-Jul-25
 2

 1

 1

Distance

0.85km

**3/4 TUNSTALL AVENUE BORONIA
VIC 3155**

Sold Price

^{RS} **\$636,000**

Sold Date

03-Sep-25
 2

 1

 1

Distance

1.75km
RS = Recent sale

UN = Undisclosed Sale

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