

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

1/20 NARCISSUS AVENUE 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2024

to

30 Sep 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
1/2 GREGORY ROAD BORONIA VIC 3155	\$640,000	15-Jul-25
3/6 TUNSTALL AVENUE BORONIA VIC 3155	\$645,000	17-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: 23 October 2025


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

Sold Price

\$610,000

Sold Date

10-Jul-25
 2
 1
 1

Distance

0.32km

**1/2 GREGORY ROAD BORONIA VIC
3155**

Sold Price

\$640,000

Sold Date

15-Jul-25
 2
 1
 1

Distance

0.47km

**3/6 TUNSTALL AVENUE BORONIA
VIC 3155**

Sold Price

^{RS} **\$645,000**

Sold Date

17-Sep-25
 2
 1
 1

Distance

1.41km
RS = Recent sale

UN = Undisclosed Sale

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