

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

1/3 PHYLLIS 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Dec 2024

to

30 Nov 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

7/31 EDINA ROAD FERNTREE GULLY VIC 3156	\$745,000	07-Oct-25
2/12 DIXON COURT BORONIA VIC 3155	\$793,000	30-Aug-25
1/6 FALCONER ROAD BORONIA VIC 3155	\$815,000	24-Jul-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: 03 December 2025


7/31 EDINA ROAD FERNTREE GULLY VIC 3156
 3  2  1

Sold Price

^{RS} **\$745,000** Sold Date **07-Oct-25**

Distance **0.68km**

2/12 DIXON COURT BORONIA VIC 3155
 2  2  2

Sold Price

\$793,000 Sold Date **30-Aug-25**

Distance **1.94km**

1/6 FALCONER ROAD BORONIA VIC 3155
 3  2  2

Sold Price

\$815,000 Sold Date **24-Jul-25**

Distance **1.7km**
RS = Recent sale

UN = Undisclosed Sale

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