

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

61 UNDERWOOD 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	\$670,000	&	\$720,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$868,000	Property type	House	Suburb	Boronia
Period-from	01 Jan 2025	to	31 Dec 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
1/20 NARCISSUS AVENUE BORONIA VIC 3155	\$682,650	03-Nov-25
50A EDINA ROAD FERNTREE GULLY VIC 3156	\$702,000	28-Oct-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: 14 January 2026



**1/20 NARCISSUS AVENUE
BORONIA VIC 3155**

2 1 1

Sold Price

\$682,650 Sold Date **03-Nov-25**

Distance **1.24km**



**50A EDINA ROAD FERNTREE
GULLY VIC 3156**

3 1 2

Sold Price

\$702,000 Sold Date **28-Oct-25**

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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