

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$720,000

### 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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