

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

3/213 BORONIA 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

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

2/194 BORONIA ROAD BORONIA VIC 3155	\$665,000	03-Sep-25
1/69 SCORESBY ROAD BAYSWATER VIC 3153	\$688,000	25-Sep-25
1/9 MARYBOROUGH ROAD BORONIA VIC 3155	\$709,000	06-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: 28 January 2026


**2/194 BORONIA ROAD BORONIA
VIC 3155**
 2  1  1

Sold Price

\$665,000

Sold Date

03-Sep-25

Distance

0.22km

**1/69 SCORESBY ROAD
BAYSWATER VIC 3153**
 2  1  1

Sold Price

\$688,000

Sold Date

25-Sep-25

Distance

1.65km

**1/9 MARYBOROUGH ROAD
BORONIA VIC 3155**
 2  1  2

Sold Price

\$709,000

Sold Date

06-Sep-25

Distance

0.6km
RS = Recent sale

UN = Undisclosed Sale

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