

## 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

17 RANGEVIEW 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  \$950,000 &  \$1,040,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/> House	Suburb <input type="text"/> Boronia
Period-from <input type="text"/> 01 Feb 2025	to <input type="text"/> 31 Jan 2026	Source <input type="text"/> 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
6 ELSIE STREET BORONIA VIC 3155	\$955,000	17-Nov-25
7 GREVILLEA AVENUE BORONIA VIC 3155	\$1,020,000	06-Dec-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 February 2026

**6 ELSIE STREET BORONIA VIC 3155** Sold Price **RS \$955,000 UN** Sold Date **17-Nov-25**

3 1 2

Distance **0.14km****7 GREVILLEA AVENUE BORONIA VIC 3155** Sold Price **\$1,020,000** Sold Date **06-Dec-25**

4 2 2

Distance **1.11km****RS** = Recent sale **UN** = Undisclosed Sale**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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