

## 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](http://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

\$868,000

Property type

House

Suburb

Boronia

Period-from

01 Feb 2025

to

31 Jan 2026

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

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

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**6 ELSIE STREET BORONIA VIC 3155** Sold Price <sup>RS</sup> **\$955,000** <sup>UN</sup> 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

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