

## 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

2 LYNETTE STREET 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

\$830,000

&

\$890,000

### 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 44 ELSIE STREET BORONIA VIC 3155 | \$860,000 | 29-Nov-25 |
| 28 ETHEL STREET BORONIA VIC 3155 | \$885,000 | 31-Jan-26 |
| 220 FOREST ROAD BORONIA VIC 3155 | \$836,500 | 21-Nov-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.~~

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**44 ELSIE STREET BORONIA VIC 3155**

 3  1  2

Sold Price

<sup>RS</sup> **\$860,000** Sold Date **29-Nov-25**

Distance **0.7km**



**28 ETHEL STREET BORONIA VIC 3155**

 4  2  2

Sold Price

<sup>RS</sup> **\$885,000** Sold Date **31-Jan-26**

Distance **1.35km**



**220 FOREST ROAD BORONIA VIC 3155**

 3  1  1

Sold Price

**\$836,500** Sold Date **21-Nov-25**

Distance **1.37km**

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

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