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	6/19 DIXON COURT 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$682,650	Property type	Unit	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
3/6 TUNSTALL AVENUE BORONIA VIC 3155	$645,000	17-Sep-25
2/28 STONEHAVEN AVENUE BORONIA VIC 3155	$685,000	24-Nov-25
3/10 MURENE COURT BORONIA VIC 3155	$700,000	03-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.~~

This Statement of Information was prepared on: 18 February 2026

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3/6 TUNSTALL AVENUE BORONIA VIC 3155

1 1 1

Sold Price **$645,000** Sold Date **17-Sep-25**

Distance **1.76km**

2/28 STONEHAVEN AVENUE BORONIA VIC 3155

2 1 1

Sold Price **$685,000** Sold Date **24-Nov-25**

Distance **1.17km**

3/10 MURENE COURT BORONIA VIC 3155

3 1 1

Sold Price **$700,000** Sold Date **03-Nov-25**

Distance **0.96km**

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

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