

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

1/183 DORSET 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,650

Property type

Unit

Suburb

Boronia

Period-from

01 Mar 2025

to

28 Feb 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

3/152 UNDERWOOD ROAD FERNTREE GULLY VIC 3156	\$590,000	13-Oct-25
1/15 BAMBURY PLACE FERNTREE GULLY VIC 3156	\$590,000	06-Feb-26
2/28 STONEHAVEN AVENUE BORONIA VIC 3155	\$685,000	24-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: 04 March 2026


**3/152 UNDERWOOD ROAD
FERNTREE GULLY VIC 3156**

 2
  1
  1

Sold Price **\$590,000** Sold Date **13-Oct-25**

Distance **1.77km**


**1/15 BAMBURY PLACE FERNTREE
GULLY VIC 3156**

 2
  1
  1

Sold Price ^{RS} **\$590,000** Sold Date **06-Feb-26**

Distance **1.61km**


**2/28 STONEHAVEN AVENUE
BORONIA VIC 3155**

 2
  1
  1

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

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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