

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

2/204 SCORESBY 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,500

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

12/2 DIXON COURT BORONIA VIC 3155	\$790,000	14-Oct-25
2/1 STRADBROKE ROAD BORONIA VIC 3155	\$817,500	20-Feb-26
4/222 SCORESBY ROAD BORONIA VIC 3155	\$825,000	28-Feb-26

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: 12 March 2026


12/2 DIXON COURT BORONIA VIC 3155

Sold Price

\$790,000

Sold Date

14-Oct-25
 3

 2

 2

Distance

0.31km

2/1 STRADBROKE ROAD BORONIA VIC 3155

Sold Price

^{RS} **\$817,500**

Sold Date

20-Feb-26
 3

 2

 2

Distance

1.59km

4/222 SCORESBY ROAD BORONIA VIC 3155

Sold Price

^{RS} **\$825,000**

Sold Date

28-Feb-26
 3

 2

 2

Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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