

## 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

1/12 ELSIE 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,500

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2025

to

31 Mar 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

1/20 NARCISSUS AVENUE BORONIA VIC 3155	\$682,650	03-Nov-25
1/49 TULIP CRESCENT BORONIA VIC 3155	\$702,000	24-Feb-26
20 ROSELLA AVENUE BORONIA VIC 3155	\$735,000	16-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: 09 April 2026

**1/20 NARCISSUS AVENUE  
BORONIA VIC 3155**

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Sold Price **\$682,650** Sold Date **03-Nov-25**Distance **1.31km****1/49 TULIP CRESCENT BORONIA  
VIC 3155**

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Sold Price <sup>RS</sup> **\$702,000** Sold Date **24-Feb-26**Distance **1.23km****20 ROSELLA AVENUE BORONIA  
VIC 3155**

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Sold Price <sup>RS</sup> **\$735,000** <sup>UN</sup> Sold Date **16-Feb-26**Distance **0.23km****RS** = Recent sale**UN** = Undisclosed Sale

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