

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

1/19 GIRDWOOD 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

\$585,000

&

\$625,000

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

2/28 PATON CRESCENT BORONIA VIC 3155	\$595,000	02-Apr-26
3/1 GREEN STREET BORONIA VIC 3155	\$605,000	15-Nov-25
1/3 OAK AVENUE BORONIA VIC 3155	\$630,000	07-Dec-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: 27 April 2026

**2/28 PATON CRESCENT BORONIA
VIC 3155**

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Sold Price

RS

\$595,000

Sold Date

02-Apr-26

Distance

1.91km**3/1 GREEN STREET BORONIA VIC
3155**

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Sold Price

\$605,000

Sold Date

15-Nov-25

Distance

0.17km**1/3 OAK AVENUE BORONIA VIC
3155**

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Sold Price

\$630,000

Sold Date

07-Dec-25

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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