

## 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

2/185 BORONIA ROAD 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$696,500

Property type

Unit

Suburb

Boronia

Period-from

01 May 2025

to

30 Apr 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 1/183 DORSET ROAD BORONIA VIC 3155 | \$615,000 | 21-Mar-26 |
| 4/378 DORSET ROAD BORONIA VIC 3155 | \$655,000 | 14-Apr-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: 06 May 2026

**1/183 DORSET ROAD BORONIA VIC 3155** Sold PriceRS **\$615,000** Sold Date **21-Mar-26**

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Distance **0.68km****4/378 DORSET ROAD BORONIA VIC 3155** Sold PriceRS **\$655,000** Sold Date **14-Apr-26**

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Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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