

## 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

43 RANKIN 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

\$870,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 309 BORONIA ROAD BORONIA VIC 3155    | \$875,000 | 19-Feb-26 |
| 21 STRADBROKE ROAD BORONIA VIC 3155  | \$950,000 | 04-Mar-26 |
| 6 WILHELMA AVENUE BAYSWATER VIC 3153 | \$951,000 | 06-Mar-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: 08 May 2026



**309 BORONIA ROAD BORONIA  
VIC 3155**

 4  -  -

Sold Price

**\$875,000**

Sold Date **19-Feb-26**

Distance **1.04km**



**21 STRADBROKE ROAD BORONIA  
VIC 3155**

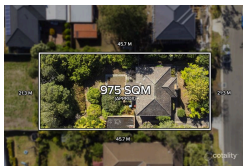
 2  1  1

Sold Price

**\$950,000**

Sold Date **04-Mar-26**

Distance **0.89km**



**6 WILHELMA AVENUE  
BAYSWATER VIC 3153**

 3  1  1

Sold Price

<sup>RS</sup> **\$951,000**

Sold Date **06-Mar-26**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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