

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

3 BROWNING 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

\$890,000

&

\$970,000

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

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

OR

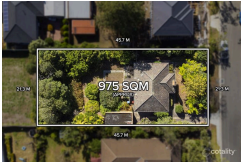
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 May 2026

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**6 WILHELMA AVENUE
BAYSWATER VIC 3153**

 3  1  1

Sold Price

^{RS} **\$951,000**

Sold Date **06-Mar-26**

Distance **0.26km**



**309 BORONIA ROAD BORONIA
VIC 3155**

 4  -  -

Sold Price

\$875,000

Sold Date **19-Feb-26**

Distance **0.52km**



**21 STRADBROKE ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

\$950,000

Sold Date **04-Mar-26**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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