

## 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 SAPPHIRE AVENUE 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

\$840,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$888,000

Property type

House

Suburb

Boronia

Period-from

01 Jun 2025

to

31 May 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

335 FOREST ROAD THE BASIN VIC 3154	\$901,000	31-Jan-26
94 DAFFODIL ROAD BORONIA VIC 3155	\$886,000	02-May-26
14 WESTMERE DRIVE BORONIA VIC 3155	\$850,000	30-May-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: 10 June 2026



**335 FOREST ROAD THE BASIN VIC 3154** Sold Price **\$901,000** Sold Date **31-Jan-26**

 3  2  2

Distance **0.53km**



**94 DAFFODIL ROAD BORONIA VIC 3155** Sold Price <sup>RS</sup> **\$886,000** Sold Date **02-May-26**

 3  2  1

Distance **0.94km**



**14 WESTMERE DRIVE BORONIA VIC 3155** Sold Price <sup>RS</sup> **\$850,000** Sold Date **30-May-26**

 4  3  2

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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