

# 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

1/9 Rosella 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)

Range between \$640,000 & \$690,000

### Median sale price

Median price \$709,250 Property Type Unit Suburb Boronia

Period - From 12/06/2025 to 11/06/2026 Source Property Data

### 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 six 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	2/25 Albert Av BORONIA 3155	\$686,500	21/02/2026
2	2/6 Miller Rd BORONIA 3155	\$686,500	30/08/2025
3	1/44 Hazelwood Rd BORONIA 3155	\$680,000	17/04/2025

**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 six months.~~

This Statement of Information was prepared on:

12/06/2026 13:26



3   1   2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$640,000 - \$690,000

**Median Unit Price**

12/06/2025 - 11/06/2026: \$709,250

## Comparable Properties



**2/25 Albert Av BORONIA 3155 (REI/VG)**

**Agent Comments**

3   1   1

**Price:** \$686,500

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Unit

**Land Size:** 295 sqm approx



**2/6 Miller Rd BORONIA 3155 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$686,500

**Method:** Auction Sale

**Date:** 30/08/2025

**Property Type:** Unit



**1/44 Hazelwood Rd BORONIA 3155 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$680,000

**Method:** Private Sale

**Date:** 17/04/2025

**Property Type:** Unit

**Land Size:** 354 sqm approx

**Account - Barry Plant** | P: 03 9725 9855 | F: 03 9725 2454