

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

2/13 NARCISSUS AVENUE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Boronia

Period-from

01 Jul 2025

to

30 Jun 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

3/3 LANGWITH AVENUE BORONIA VIC 3155	\$727,000	12-Jun-26
2/12 FALCONER ROAD BORONIA VIC 3155	\$690,000	13-May-26
3/17 ALLANDALE ROAD BORONIA VIC 3155	\$750,000	02-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: 08 July 2026

**3/3 LANGWITH AVENUE BORONIA** Sold Price

RS

\$727,000

Sold Date

12-Jun-26

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Distance

0.43km**2/12 FALCONER ROAD BORONIA** Sold Price**\$690,000**

Sold Date

13-May-26

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Distance

0.97km**3/17 ALLANDALE ROAD BORONIA** Sold Price**\$750,000**

Sold Date

02-May-26

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Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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