

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

2/3 ALFRED STREET 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

\$590,000

&

\$649,000

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

1/183 DORSET ROAD BORONIA VIC 3155	\$615,000	21-Mar-26
2/185 BORONIA ROAD BORONIA VIC 3155	\$655,000	26-May-26
4/6 WILLIAM STREET BORONIA VIC 3155	\$595,000	01-Jul-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: 15 July 2026



1/183 DORSET ROAD BORONIA VIC 3155

 2  1  1

Sold Price \$615,000 Sold Date 21-Mar-26

Distance **0.16km**



2/185 BORONIA ROAD BORONIA VIC 3155

 2  1  1

Sold Price ^{RS} \$655,000 Sold Date 26-May-26

Distance **0.86km**



4/6 WILLIAM STREET BORONIA VIC 3155

 2  1  1

Sold Price ^{RS} \$595,000 Sold Date 01-Jul-26

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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