

## 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 RANKIN ROAD 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

\$940,000

&

\$1,020,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 29 CASTRICUM PLACE FERNTREE GULLY VIC 3156 | \$1,002,500 | 18-Jun-26 |
| 36 PINDARI DRIVE BAYSWATER VIC 3153        | \$940,000   | 13-Jun-26 |
| 255 SCORESBY ROAD BORONIA VIC 3155         | \$880,000   | 23-Jun-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: 16 July 2026


**29 CASTRICUM PLACE FERNTREE GULLY VIC 3156**

Sold Price

<sup>RS</sup>
**\$1,002,500**

Sold Date

**18-Jun-26**
 4
 2
 2

Distance

**0.88km**

**36 PINDARI DRIVE BAYSWATER VIC 3153**

Sold Price

<sup>RS</sup>
**\$940,000**

Sold Date

**13-Jun-26**
 4
 2
 1

Distance

**2km**

**255 SCORESBY ROAD BORONIA VIC 3155**

Sold Price

<sup>RS</sup>
**\$880,000**

Sold Date

**23-Jun-26**
 5
 2
 -

Distance

**0.77km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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