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	4-6 LANDSCAPE DRIVE 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	$859,950	~~or range between~~		&	

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
9 DAWN STREET BORONIA VIC 3155	$860,000	31-May-26
2 LYNETTE STREET BORONIA VIC 3155	$881,000	03-Mar-26
61 ALBERT AVENUE BORONIA VIC 3155	$880,000	11-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: 24 July 2026

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9 DAWN STREET BORONIA VIC 3155

3 1 -

Sold Price **$860,000** Sold Date **31-May-26**

Distance **0.93km**



2 LYNETTE STREET BORONIA VIC 3155

3 1 2

Sold Price **$881,000** Sold Date **03-Mar-26**

Distance **1.13km**



61 ALBERT AVENUE BORONIA VIC 3155

4 2 3

Sold Price RS **$880,000** Sold Date **11-Jun-26**

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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