

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

1/958 MOUNTAIN HIGHWAY 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

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2025

to

31 Jul 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 DEBSON CLOSE BORONIA VIC 3155	\$780,000	12-Mar-26
1/11 JANET STREET BORONIA VIC 3155	\$760,000	05-Mar-26
337 DORSET ROAD BORONIA VIC 3155	\$720,000	04-Mar-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: 05 August 2026


9 DEBSON CLOSE BORONIA VIC 3155

Sold Price

\$780,000

Sold Date

12-Mar-26
 3

 1

 1

Distance

1.25km

1/11 JANET STREET BORONIA VIC 3155

Sold Price

\$760,000

Sold Date

05-Mar-26
 3

 1

 2

Distance

1.53km

337 DORSET ROAD BORONIA VIC 3155

Sold Price

\$720,000

Sold Date

04-Mar-26
 3

 1

 -

Distance

1.57km
RS = Recent sale

UN = Undisclosed Sale

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