

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

107/6 OAK 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

\$419,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

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

3/6 SUNDEW AVENUE BORONIA VIC 3155	\$450,000	01-Mar-26
15/4 FLORISTON ROAD BORONIA VIC 3155	\$400,000	07-May-26
106/198B DORSET ROAD BORONIA VIC 3155	\$430,000	15-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: 11 August 2026


**3/6 SUNDEW AVENUE BORONIA
VIC 3155**

Sold Price

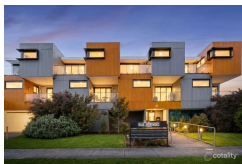
^{RS} **\$450,000** Sold Date **01-Mar-26**
 2  1  1

Distance **0km**

**15/4 FLORISTON ROAD BORONIA
VIC 3155**

Sold Price

\$400,000 Sold Date **07-May-26**
 2  1  1

Distance **0.42km**

**106/198B DORSET ROAD BORONIA
VIC 3155**

Sold Price

\$430,000 Sold Date **15-Jun-26**
 2  1  -

Distance **0.68km**
RS = Recent sale

UN = Undisclosed Sale

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