

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

1/223 FOREST ROAD 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

\$749,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,000

Property type

House

Suburb

Boronia

Period-from

01 Sep 2025

to

31 Aug 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

1/12 HARCOURT ROAD BORONIA VIC 3155	\$760,000	17-Jun-26
2/13 NARCISSUS AVENUE BORONIA VIC 3155	\$727,000	22-Jul-26
295A FOREST ROAD THE BASIN VIC 3154	\$815,000	24-Aug-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: 28 September 2026


**1/12 HARCOURT ROAD BORONIA
VIC 3155**

 4  1  2

Sold Price

\$760,000

Sold Date

17-Jun-26

Distance

0.42km

**2/13 NARCISSUS AVENUE
BORONIA VIC 3155**

 3  1  2

Sold Price

\$727,000

Sold Date

22-Jul-26

Distance

1.85km

**295A FOREST ROAD THE BASIN
VIC 3154**

 3  1  -

Sold Price

^{RS} **\$815,000**

Sold Date

24-Aug-26

Distance

0.77km
RS = Recent sale

UN = Undisclosed Sale

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