

## 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

2/55 BORONIA ROAD BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 3/9 OWEN STREET BORONIA VIC 3155    | \$672,000 | 14-May-24 |
| 2/43 PINE CRESCENT BORONIA VIC 3155 | \$749,000 | 02-Aug-24 |
| 2/311 DORSET ROAD BORONIA VIC 3155  | \$705,000 | 13-Oct-25 |

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: 10 November 2025



**3/9 OWEN STREET BORONIA VIC 3155**

 3  1  2

Sold Price

**\$672,000**

Sold Date **14-May-24**

Distance **0.46km**



**2/43 PINE CRESCENT BORONIA VIC 3155**

 3  1  2

Sold Price

**\$749,000**

Sold Date **02-Aug-24**

Distance **0.71km**



**2/311 DORSET ROAD BORONIA VIC 3155**

 3  1  2

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date **13-Oct-25**

Distance **0.98km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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