

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 15/4 Rosella Avenue, Boronia Vic 3155
Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$660,000

Median sale price

Median price \$700,500 Property Type Townhouse Suburb Boronia
Period - From 22/01/2025 to 21/01/2026 Source Property Data

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 six 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	1/37 Chandler Rd BORONIA 3155	\$620,000	09/12/2025
2	3/196 Boronia Rd BORONIA 3155	\$670,000	12/11/2025
3	7/5 Allandale Rd BORONIA 3155	\$700,000	16/09/2025

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 six months.~~

This Statement of Information was prepared on:

22/01/2026 17:55



Indicative Selling Price

\$600,000 - \$660,000

Median Townhouse Price

22/01/2025 - 21/01/2026: \$700,500

Property Type:

Townhouse/Terrace

Agent Comments

Built late 2023, body corp fees are approx. \$1,535 PA.

Comparable Properties



1/37 Chandler Rd BORONIA 3155 (REI)



Agent Comments

Price: \$620,000

Method: Private Sale

Date: 09/12/2025

Property Type: Townhouse (Single)



3/196 Boronia Rd BORONIA 3155 (REI/VG)



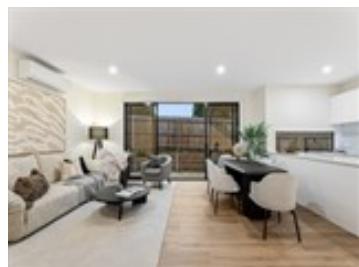
Agent Comments

Price: \$670,000

Method: Private Sale

Date: 12/11/2025

Property Type: Townhouse (Single)



7/5 Allandale Rd BORONIA 3155 (REI/VG)



Agent Comments

Price: \$700,000

Method: Private Sale

Date: 16/09/2025

Property Type: Townhouse (Single)

Land Size: 920 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707