

# 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

15/4 Rosella Avenue, Boronia Vic 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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



 3
  2 + 3WC
  1

**Property Type:**  
Townhouse/Terrace

**Agent Comments**

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

**Indicative Selling Price**

\$600,000 - \$660,000

**Median Townhouse Price**

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

## Comparable Properties



**1/37 Chandler Rd BORONIA 3155 (REI)**

**Agent Comments**

 2
  1
  1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 09/12/2025

**Property Type:** Townhouse (Single)



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

**Agent Comments**

 3
  2
  2

**Price:** \$670,000

**Method:** Private Sale

**Date:** 12/11/2025

**Property Type:** Townhouse (Single)



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

**Agent Comments**

 3
  3
  2

**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**