

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

15/2-4 ROSELLA 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$682,650

Property type

Unit

Suburb

Boronia

Period-from

01 Feb 2025

to

31 Jan 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

3/196 BORONIA ROAD BORONIA VIC 3155	\$670,000	27-Oct-25
7/5 ALLANDALE ROAD BORONIA VIC 3155	\$700,000	16-Sep-25
7/8 ELM STREET BAYSWATER VIC 3153	\$635,000	02-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: 18 February 2026



**3/196 BORONIA ROAD BORONIA
VIC 3155**

 3  2  2

Sold Price

\$670,000

Sold Date

27-Oct-25

Distance

0.86km



**7/5 ALLANDALE ROAD BORONIA
VIC 3155**

 3  3  2

Sold Price

\$700,000

Sold Date

16-Sep-25

Distance

0.37km



**7/8 ELM STREET BAYSWATER VIC
3153**

 3  2  1

Sold Price

\$635,000

Sold Date

02-Oct-25

Distance

2.89km

RS = Recent sale

UN = Undisclosed Sale

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