

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

1/7 TORMORE 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

or range
between

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

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

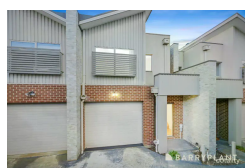
Date of sale

3/7 TORMORE ROAD BORONIA VIC 3155	\$651,000	11-May-26
1/193 BORONIA ROAD BORONIA VIC 3155	\$678,000	28-Mar-26
3/2 TULIP CRESCENT BORONIA VIC 3155	\$630,000	27-Apr-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: 16 September 2026



**3/7 TORMORE ROAD BORONIA
VIC 3155**

 2  2  1

Sold Price

\$651,000

Sold Date

11-May-26

Distance

0.02km



**1/193 BORONIA ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

\$678,000

Sold Date

28-Mar-26

Distance

0.15km



**3/2 TULIP CRESCENT BORONIA
VIC 3155**

 2  1  1

Sold Price

\$630,000

Sold Date

27-Apr-26

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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