

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

1/1 WOODVALE 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

N/A

or range
between

\$800,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,500

Property type

Unit

Suburb

Boronia

Period-from

01 Sep 2024

to

31 Aug 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

1/4 CYPRESS AVENUE BORONIA VIC 3155	\$790,000	01-Sep-25
3/191 SCORESBY ROAD BORONIA VIC 3155	\$870,000	26-Jul-25
1B STONEHAVEN AVENUE BORONIA VIC 3155	\$950,000	28-Feb-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: 11 September 2025



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**1/4 CYPRESS AVENUE BORONIA
VIC 3155**

4 3 2

Sold Price

^{RS} **\$790,000** Sold Date **01-Sep-25**

Distance **0.36km**



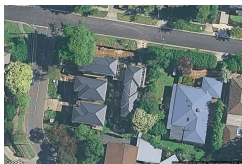
**3/191 SCORESBY ROAD BORONIA
VIC 3155**

4 3 2

Sold Price

^{RS} **\$870,000** Sold Date **26-Jul-25**

Distance **0.89km**



**1B STONEHAVEN AVENUE
BORONIA VIC 3155**

4 3 -

Sold Price

\$950,000 Sold Date **28-Feb-25**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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