

## 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

1/113 DORSET ROAD BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Nov 2024

to

31 Oct 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

2/14 STRADBROKE ROAD BORONIA VIC 3155	\$790,000	25-Jun-25
1/5 ALLANDALE ROAD BORONIA VIC 3155	\$725,000	04-Aug-25
2/769 BURWOOD HIGHWAY FERNTREE GULLY VIC 3156	\$725,000	05-Sep-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: 17 November 2025



**2/14 STRADBROKE ROAD  
BORONIA VIC 3155**

3 2 2

Sold Price **\$790,000** Sold Date **25-Jun-25**

Distance **0.62km**



**1/5 ALLANDALE ROAD BORONIA  
VIC 3155**

3 2 2

Sold Price **\$725,000** Sold Date **04-Aug-25**

Distance **1.29km**



**2/769 BURWOOD HIGHWAY  
FERNTREE GULLY VIC 3156**

3 2 2

Sold Price <sup>RS</sup> **\$725,000** Sold Date **05-Sep-25**

Distance **1.47km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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