

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

1/2 RANGEVIEW 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

\$690,000

&

\$750,000

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

2/39 AUBREY GROVE BORONIA VIC 3155	\$750,000	17-Jun-25
2/10 WOODVALE ROAD BORONIA VIC 3155	\$710,000	21-Sep-25
3/28 BAMBURY STREET BORONIA VIC 3155	\$699,500	12-May-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: 29 September 2025

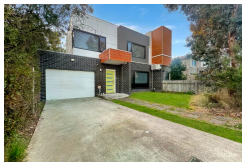


**2/39 AUBREY GROVE BORONIA
VIC 3155**

3 3 1

Sold Price **\$750,000** Sold Date **17-Jun-25**

Distance **1.6km**



**2/10 WOODVALE ROAD BORONIA
VIC 3155**

3 2 1

Sold Price ^{RS} **\$710,000** Sold Date **21-Sep-25**

Distance **1.24km**



**3/28 BAMBURY STREET BORONIA
VIC 3155**

3 1 2

Sold Price **\$699,500** Sold Date **12-May-25**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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