

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

1/223 FOREST 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

\$749,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$887,000

Property type

House

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

1/12 HARCOURT ROAD BORONIA VIC 3155	\$760,000	17-Jun-26
2/13 NARCISSUS AVENUE BORONIA VIC 3155	\$727,000	22-Jul-26
295A FOREST ROAD THE BASIN VIC 3154	\$815,000	24-Aug-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: 28 September 2026



**1/12 HARCOURT ROAD BORONIA
VIC 3155**

 4  1  2

Sold Price **\$760,000** Sold Date **17-Jun-26**

Distance **0.42km**

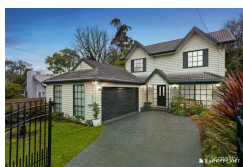


**2/13 NARCISSUS AVENUE
BORONIA VIC 3155**

 3  1  2

Sold Price **\$727,000** Sold Date **22-Jul-26**

Distance **1.85km**



**295A FOREST ROAD THE BASIN
VIC 3154**

 3  1  -

Sold Price ^{RS} **\$815,000** Sold Date **24-Aug-26**

Distance **0.77km**

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

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