

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

1/360 DORSET 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Dec 2024

to

30 Nov 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

1/31 ROBERTSON CRESCENT BORONIA VIC 3155	\$730,000	20-Sep-25
2/311 DORSET ROAD BORONIA VIC 3155	\$705,000	13-Oct-25
1/2 RANGEVIEW ROAD BORONIA VIC 3155	\$745,000	10-Nov-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: 01 December 2025



1/31 ROBERTSON CRESCENT BORONIA VIC 3155

3 1 -

Sold Price

^{RS} \$730,000 Sold Date 20-Sep-25

Distance 0.85km



2/311 DORSET ROAD BORONIA VIC 3155

3 1 2

Sold Price

^{RS} \$705,000 Sold Date 13-Oct-25

Distance 0.65km



1/2 RANGEVIEW ROAD BORONIA VIC 3155

3 1 1

Sold Price

^{RS} \$745,000 Sold Date 10-Nov-25

Distance 1.19km

RS = Recent sale

UN = Undisclosed Sale

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