

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

16 Marland Road, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$890,000 Property Type House Suburb Boronia

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 six 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	23 Harewood CI BORONIA 3155	\$905,000	21/03/2026
2	5 Normleith Gr BORONIA 3155	\$950,000	18/02/2026
3	27 Democrat Dr THE BASIN 3154	\$950,000	28/11/2025

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 six months.~~

This Statement of Information was prepared on:

04/05/2026 13:20



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Property Type: House
Land Size: 1072 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 Year ending March 2026: \$890,000

Comparable Properties



23 Harewood CI BORONIA 3155 (REI/VG)

Agent Comments

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Price: \$905,000
Method: Private Sale
Date: 21/03/2026
Property Type: House
Land Size: 751 sqm approx

5 Normleith Gr BORONIA 3155 (VG)

Agent Comments

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Price: \$950,000
Method: Sale
Date: 18/02/2026
Property Type: House (Res)
Land Size: 1201 sqm approx



27 Democrat Dr THE BASIN 3154 (VG)

Agent Comments

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Price: \$950,000
Method: Sale
Date: 28/11/2025
Property Type: House (Res)
Land Size: 796 sqm approx

Account - Harcourts Vermont South | P: 03 98861008