

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

19 EMERALD COURT 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$889,500

Property type

House

Suburb

Boronia

Period-from

01 Aug 2025

to

31 Jul 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

39 LOCKWOODS ROAD BORONIA VIC 3155	\$880,000	04-Jul-26
65 OLIVE GROVE BORONIA VIC 3155	\$847,000	27-Jun-26
62 ALEXANDER CRESCENT FERNTREE GULLY VIC 3156	\$820,000	14-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: 26 August 2026


**39 LOCKWOODS ROAD BORONIA
VIC 3155**
 3  2  -

Sold Price

\$880,000

Sold Date

04-Jul-26

Distance

1.54km

**65 OLIVE GROVE BORONIA VIC
3155**
 3  1  2

Sold Price

^{RS} **\$847,000**

Sold Date

27-Jun-26

Distance

0.86km

**62 ALEXANDER CRESCENT
FERNTREE GULLY VIC 3156**
 3  2  1

Sold Price

^{RS} **\$820,000**

Sold Date

14-Aug-26

Distance

1.83km
RS = Recent sale

UN = Undisclosed Sale

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