

## 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

2/19 GIRDWOOD ROAD BORONIA VIC 3155

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Boronia

Period-from

01 Aug 2024

to

31 Jul 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 7/37 CHANDLER ROAD BORONIA VIC 3155   | \$547,000 | 04-Apr-25 |
| 2/6 LAUREL AVENUE BORONIA VIC 3155    | \$550,000 | 21-May-25 |
| 2/3 NARCISSUS AVENUE BORONIA VIC 3155 | \$535,000 | 15-Apr-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: 04 August 2025



7/37 CHANDLER ROAD BORONIA  
VIC 3155

Sold Price

\$547,000

Sold Date

04-Apr-25

2

1

1

Distance

0.47km



2/6 LAUREL AVENUE BORONIA  
VIC 3155

Sold Price

\$550,000

Sold Date

21-May-25

2

1

1

Distance

1.15km



2/3 NARCISSUS AVENUE BORONIA  
VIC 3155

Sold Price

\$535,000

Sold Date

15-Apr-25

2

1

1

Distance

1.29km

RS = Recent sale
 UN = Undisclosed Sale

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