

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

2/194 BORONIA 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,750

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

11/51 HERBERT STREET BORONIA VIC 3155	\$590,000	08-Apr-25
2/4 WOODVALE ROAD BORONIA VIC 3155	\$610,000	10-Jul-25
2/239 BORONIA ROAD BORONIA VIC 3155	\$615,000	06-May-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: 26 August 2025



**11/51 HERBERT STREET BORONIA
VIC 3155**

 2  1  1

Sold Price

\$590,000

Sold Date

08-Apr-25

Distance

0.81km



**2/4 WOODVALE ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price

\$610,000

Sold Date

10-Jul-25

Distance

0.12km



**2/239 BORONIA ROAD BORONIA
VIC 3155**

 2  1  2

Sold Price

\$615,000

Sold Date

06-May-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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