

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

2/203 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,500

Property type

Unit

Suburb

Boronia

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1/9 GENISTA AVENUE BORONIA VIC 3155	\$685,000	26-Apr-25
1/134 SCORESBY ROAD BORONIA VIC 3155	\$690,000	05-Apr-25
1/32 HIGH STREET BAYSWATER VIC 3153	\$692,000	24-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: 19 June 2025


**1/9 GENISTA AVENUE BORONIA
VIC 3155**

Sold Price

^{RS} **\$685,000** Sold Date **26-Apr-25**
 3  2  1

Distance **0.49km**

**1/134 SCORESBY ROAD BORONIA
VIC 3155**

Sold Price

^{RS} **\$690,000** Sold Date **05-Apr-25**
 3  2  2

Distance **1.03km**

**1/32 HIGH STREET BAYSWATER
VIC 3153**

Sold Price

^{RS} **\$692,000** Sold Date **24-Apr-25**
 3  1  1

Distance **1.93km**
RS = Recent sale

UN = Undisclosed Sale

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