

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

2/60 ELSIE STREET 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Boronia

Period-from

01 Oct 2024

to

30 Sep 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

1/9 MARYBOROUGH ROAD BORONIA VIC 3155	\$709,000	06-Sep-25
1/317 DORSET ROAD BORONIA VIC 3155	\$680,000	12-Aug-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: 17 October 2025

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**1/9 MARYBOROUGH ROAD
BORONIA VIC 3155**

 2  1  2

Sold Price

\$709,000 Sold Date **06-Sep-25**

Distance **1.97km**



**1/317 DORSET ROAD BORONIA VIC
3155**

 2  1  2

Sold Price

^{RS} **\$680,000** Sold Date **12-Aug-25**

Distance **0.83km**



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

 2  1  2

Sold Price

\$615,000 Sold Date **06-May-25**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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