

## 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

40 WESTERN ROAD BORONIA VIC 3155

### Indicative selling price

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

Single Price

or range  
between

\$770,000

&

\$820,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 50 ALLANFIELD CRESCENT BORONIA VIC 3155 | \$817,000 | 08-May-26 |
| 62 DEVENISH ROAD BORONIA VIC 3155       | \$813,000 | 26-Mar-26 |
| 10 DUNCAN AVENUE BORONIA VIC 3155       | \$840,000 | 18-Apr-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: 10 August 2026

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**50 ALLANFIELD CRESCENT  
BORONIA VIC 3155**

3 1 4

Sold Price **\$817,000** Sold Date **08-May-26**

Distance **1.33km**



**62 DEVENISH ROAD BORONIA VIC  
3155**

4 2 -

Sold Price **\$813,000** Sold Date **26-Mar-26**

Distance **1.5km**



**10 DUNCAN AVENUE BORONIA  
VIC 3155**

3 1 1

Sold Price **\$840,000** Sold Date **18-Apr-26**

Distance **1.31km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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