

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

70 Elsie Street, Boronia Vic 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000

&

\$880,000

Median sale price

Median price \$860,500

Property Type House

Suburb Boronia

Period - From 01/10/2024

to

30/09/2025

Source REIV

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 six 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	20 Castlewood Dr BORONIA 3155	\$835,000	18/10/2025
2	42 Mcdonald Cr BORONIA 3155	\$811,000	26/07/2025
3	33 Underwood Rd BORONIA 3155	\$840,000	12/07/2025

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 six months.~~

This Statement of Information was prepared on:

20/11/2025 10:31



Property Type:

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending September 2025: \$860,500

Comparable Properties



20 Castlewood Dr BORONIA 3155 (REI)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 18/10/2025

Rooms: 5

Property Type: House (Res)

Land Size: 731 sqm approx



42 McDonald Cr BORONIA 3155 (REI)

Agent Comments



Price: \$811,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 532 sqm approx



33 Underwood Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)

Land Size: 1055 sqm approx

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