

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

4/27 RANKIN 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

\$835,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,500

Property type

Unit

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

5/27 RANKIN ROAD BORONIA VIC 3155	\$820,000	14-Feb-26
2/56 WOODVALE ROAD BORONIA VIC 3155	\$808,000	13-Jun-26
1/14 ZEISING COURT BORONIA VIC 3155	\$790,000	01-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: 08 August 2026



5/27 RANKIN ROAD BORONIA VIC 3155

Sold Price

\$820,000

Sold Date

14-Feb-26

3

2

1

Distance

0.01km



2/56 WOODVALE ROAD BORONIA VIC 3155

Sold Price

\$808,000

Sold Date

13-Jun-26

3

2

2

Distance

0.35km



1/14 ZEISING COURT BORONIA VIC 3155

Sold Price

\$790,000

Sold Date

01-Apr-26

3

2

2

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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