

## 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

3/470 DORSET 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$709,000

Property type

Unit

Suburb

Boronia

Period-from

01 May 2025

to

30 Apr 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

3/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$645,000	29-Jan-26
14/29-33 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$644,000	05-Feb-26
9/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$630,000	28-Mar-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: 27 May 2026



**3/346-354 BAYSWATER ROAD  
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$645,000** Sold Date **29-Jan-26**

Distance **1.67km**



**14/29-33 ELMHURST ROAD  
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$644,000** Sold Date **05-Feb-26**

Distance **1.85km**



**9/26-32 ELMHURST ROAD  
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price <sup>RS</sup> **\$630,000** Sold Date **28-Mar-26**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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