

## 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  
21 Cobbitty Court, Boronia Vic 3155

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

#### 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	155 Albert Av BORONIA 3155	\$830,000	09/01/2026
2	70 Elsie St BORONIA 3155	\$845,000	15/12/2025
3	1112 Mountain Hwy BORONIA 3155	\$825,000	06/11/2025

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:

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**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

Year ending December 2025: \$892,000



3



2



1

**Property Type:** House

**Land Size:** 829 sqm approx

Agent Comments

## Comparable Properties



**155 Albert Av BORONIA 3155 (REI)**



4



2



2

Agent Comments

**Price:** \$830,000

**Method:** Private Sale

**Date:** 09/01/2026

**Property Type:** House

**Land Size:** 726 sqm approx



**70 Elsie St BORONIA 3155 (REI)**



3



2



2

Agent Comments

**Price:** \$845,000

**Method:** Private Sale

**Date:** 15/12/2025

**Property Type:** House

**1112 Mountain Hwy BORONIA 3155 (VG)**



3



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Agent Comments

**Price:** \$825,000

**Method:** Sale

**Date:** 06/11/2025

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

Account - Jellis Craig | P: 03 88498088